PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing
Tuesday, April 19, 2016

6:00 p.m.

Council Chambers, Addison Town Hall
5300 Belt Line Road, Dallas, Texas

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.

2. REPLAT/Greenhill School Addition Lot 1R, Block 1. Presentation, discussion and consideration of a replat for one lot totaling 72.972 acres located generally at the northwest corner of Midway Road and Spring Valley Road.

3. PRELIMINARY PLAT/Vitruvian Park Addition Lot 1-5, Block D. Presentation, discussion and consideration of a preliminary plat for five lots totaling 13.062 acres located generally at the northeast corner of Marsh Lane and Vitruvian Way.

4. **PUBLIC HEARING** Case 1729-Z/Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Addison Grove project including a site plan, landscape plan and building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD O16-003) located on approximately 17.4 acres addressed at 4150 Belt Line Road.

5. **PUBLIC HEARING** Case 1736-SUP/Gyu-KaKu. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 115, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

6. **PUBLIC HEARING** Case 1735-Z/UDR. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Ordinance No. O07-034 as amended by Ordinance No. O13-026 that zones that area of the Town known as Vitruvian Park and containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to adopt a new concept plan, add additional permitted uses, and revise various development standards.

7. **PUBLIC HEARING** Case 1734-Z/Vitruvian West I. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-034) located on approximately 5.2 acres addressed at 3737 Vitruvian Way and 3801 Vitruvian Way and approving waivers to unit size and construction materials.

8. **PUBLIC HEARING** Case 1727-Z/Brookhaven Village. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of approximately 86,310 square feet of retail and restaurant space in an existing Planned Development District (PD O07-034) located on approximately 11.5 acres located generally at the southeast corner of Marsh Lane and Spring Valley Road and approving a wavier to construction material requirements.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Adjourn Meeting

Posted:
Laura Bell, 4/15/16, 11:00 am

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES.
PLEASE CALL (972) 450-7017 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission
Meeting Date: 04/19/2016

Agenda Caption:
Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.

Attachments

03-15-16 Minutes

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 15, 2016
6:00 P.M. – Council Chambers
Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Skip Robbins, Jim Robinson, Tom Schaeffer, Randy Smith
Absent: None

Chairman Robbins called the meeting to order at 6:00pm.

1. Discuss and take action regarding the selection of a chairman and vice-chairman for the Planning and Zoning Commission**.**

   Commissioner Robinson nominated Commissioner Robbins as Chairman. Commissioner Griggs seconded the nomination.

   Voting in Favor of Commissioner Robbins: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

   Commissioner Robbins was elected Chairman.

   Commissioner Robbins nominated Commissioner Robinson as Vice-Chairman. Commissioner Schaeffer seconded the nomination.

   Commissioner Smith nominated Commissioner Morgan as Vice-Chairman. Commissioner Ennis seconded the nomination.

   Voting in Favor of Commissioner Robinson: Robbins, Schaeffer
   Voting in Favor of Commissioner Morgan: Ennis, Griggs, Morgan, Robinson, Smith

   Commissioner Morgan was elected Vice-Chairman.

2. Discuss and take action regarding approval of the minutes of the December 15, 2015 meeting.

   Commissioner Smith moved to approve the minutes of the December 15, 2015 meeting with no corrections. Commissioner Robinson seconded.

   Voting Aye: Griggs, Ennis, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: None
Absent: None

Motion passed.

3. Discuss and take action regarding approval of the minutes of the January 5, 2016 meeting.

Commissioner Griggs moved to approve the minutes of the January 5, 2016 meeting with no corrections. Commissioner Ennis seconded.

Voting Aye: Griggs, Ennis, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: None
Absent: None

Motion passed.

4. **PUBLIC HEARING** Case 1730-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending various sections of the Code of Ordinances in order to revise the terms for existing and future members of the Planning and Zoning Commission and Board of Adjustment in order to align terms in accordance with recently adopted City Council policy regarding the Boards and Commissions appointment process.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Chairman Robbins closed the public hearing.

Commissioner Morgan moved to recommend approval of an ordinance amending various sections of the Code of Ordinances in order to revise the terms for existing and future members of the Planning and Zoning Commission and Board of Adjustment in order to align terms in accordance with recently adopted City Council policy regarding the Boards and Commissions appointment process. Commissioner Griggs seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: none

Motion passed.

5. **PUBLIC HEARING** Case 1731-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending various sections of Appendix B – Subdivisions in order to grant the Planning and Zoning Commission final plat approval authority.

   Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission

   Chairman Robbins opened the meeting as a public hearing.

   SPEAKERS AT THE PUBLIC HEARING:

   For: none
   On: none
   Against: none

   Chairman Robbins closed the public hearing.

   Commissioner Griggs moved to recommend approval of an ordinance amending various sections of Appendix – B Subdivisions in order to grant the Planning and Zoning Commission final plat approval authority. Commissioner Ennis seconded the motion.

   Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
   Voting Nay: none
   Absent: none

   Motion passed.

6. **PUBILC HEARING** Case 1732-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance amending various sections of Appendix A – Zoning and Appendix B – Subdivisions in order to delete sections pertaining to administrative fees.

   Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission

   Chairman Robbins opened the meeting as a public hearing.

   SPEAKERS AT THE PUBLIC HEARING:

   For: none
   On: none
   Against: none

   Chairman Robbins closed the public hearing.

Commissioner Robinson moved to recommend approval of an ordinance amending various sections of Appendix A – Zoning and Appendix B – Subdivisions in order to delete sections pertaining to administrative fees. Commissioner Smith seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: none

Motion passed.

7. **PUBLIC HEARING** Case 1733-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation for an ordinance moving landscape regulations from Appendix A – Zoning, Article XXI to a new Article VI in Chapter 34 (Environment) of the Code of Ordinances.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Chairman Robbins closed the public hearing.

Commissioner Griggs moved to recommend approval of an ordinance moving landscape regulations from Appendix A – Zoning, Article XXI to a new Article VI in Chapter 34 (Environment) of the Code of Ordinances. Commissioner Ennis seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: none

Motion passed.

WORK SESSION

1. Announcements and acknowledgements regarding Town and Planning and Zoning events and activities.

2. Discussion regarding process and procedural improvements when considered cases before the Planning and Zoning Commission.

3. Discussion regarding new commissioner training and orientation manual.

4. Discussion regarding the work session/tour schedule and time.

Meeting Adjourned

Planning & Zoning Commission
Meeting Date: 04/19/2016

Agenda Caption:

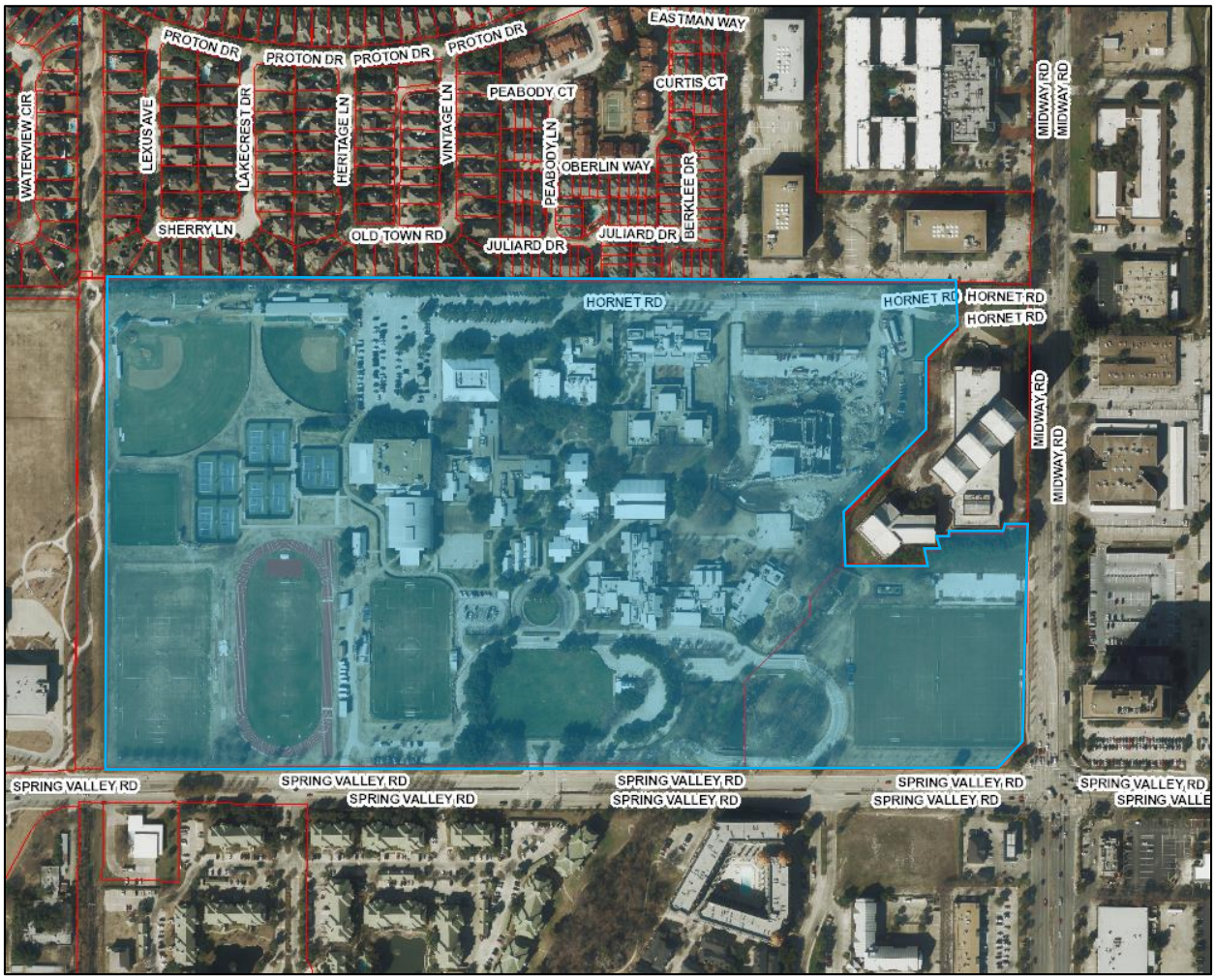
REPLAT/Greenhill School Addition Lot 1R, Block 1. Presentation, discussion and consideration of a replat for one lot totaling 72.972 acres located generally at the northwest corner of Midway Road and Spring Valley Road.

Attachments

P&Z Packet
REPLAT Greenhill School Addition

REPLAT/GREENHILL SCHOOL ADDITION

REPLAT/Greenhill School Addition Lot 1R, Block 1. Presentation, discussion and consideration of a replat for one lot totaling 72.972 acres located generally at the northwest corner of Midway Road and Spring Valley Road, on application from Pacheco Koch, represented by Mr. Justin Waldrip.



April 15, 2016

STAFF REPORT

RE:	REPLAT/ Greenhill School Addition Lot 1R, Block 1
LOCATION:	One lot totaling 72.972 acres on the northwest corner of Midway Road and Spring Valley Road
REQUEST:	Approval of a replat
APPLICANT:	Pacheco Koch, represented by Mr. Jason Waldrip

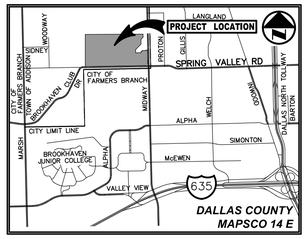
DISCUSSION:

Background. This replat is a result of the recent construction at Greenhill School for the new performing arts center and the relocation of the athletic fields. The replat was necessary to adjust and record new utility and access easements needed to service the new buildings and fields.

Engineering Review. The replat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed replat subject to no conditions.



VICINITY MAP
(NOT TO SCALE)

DALLAS COUNTY
MAPSCO 14 E

0 50 100 200 300
GRAPHIC SCALE IN FEET

BOUNDARY LINE TABLE		
LINE	*BEARING*	*LENGTH*
L1	S 00° 14' 00" E	129.53'
L2	S 44° 46' 00" W	116.21'
L3	S 00° 14' 00" E	198.79'
L4	S 44° 46' 00" W	318.79'
L5	S 00° 14' 00" E	131.21'
L6	N 89° 55' 28" E	222.83'
L7	N 00° 04' 32" W	44.82'
L8	DUE EAST	35.90'
L9	DUE NORTH	37.77'
L10	N 89° 55' 28" E	29.88'
L11	N 00° 04' 32" W	10.01'
L12	N 89° 55' 28" E	143.44'
L13	N 00° 15' 45" W	20.00'
L14	N 89° 55' 28" E	64.48'
L15	S 08° 31' 00" W	24.33'
L16	S 00° 03' 23" E	164.92'
L17	S 44° 44' 48" W	100.57'
L18	S 89° 46' 01" W	184.91'
L19	S 87° 28' 19" W	130.99'

LES LACS I
(VOL. 91227, PG. 5422)

WESTFIELD COURT
(VOL. 91227, PG. 5431)

LES LACS VILLAGE, PHASE I
(VOL. 83183, PG. 4319)

HUIE ADDISON ADDITION
(VOL. 84194, PG. 2175)

WATERVIEW ESTATES
(VOL. 92006, PG. 1954)

1/2-INCH IRON ROD FOUND

18.5' DRAINAGE & UTILITY EASEMENT (VOL. 91227, PG. 5422)

15' T.P.&L. EASEMENT (VOL. 82056, PG. 1209)

15' BUILDING LINE & UTILITY EASEMENT (VOL. 83183, PG. 4319)

15' T.P.&L. EASEMENT (VOL. 84194, PG. 2175)

12' STORM SEWER EASEMENT (VOL. 84194, PG. 2175)

T.P.&L. EASEMENT (VOL. 85167, PG. 4631)

10' WATER EASEMENT (VOL. 85167, PG. 4663)

10' DRAINAGE EASEMENT (VOL. 85106, PG. 243)

15' UTILITY EASEMENT (VOL. 85106, PG. 243)

ACCESS EASEMENT (VOL. 89030, PG. 3220)

THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
NOAH GOOD SURVEY, ABSTRACT NO. 520
ELISHA FINE SURVEY, ABSTRACT NO. 478

N 89°42'31" E 2,391.65'

555.35' 558.08' 611.05' 850.00' 603.67' 191.19'

COMMUNICATION EASEMENT (INST. NO. 201300315429)

24' FIRELANE EASEMENT (VOL. 97134, PG. 2993)

15' WATER EASEMENT (VOL. 87200, PG. 1886)

10' WATER EASEMENT (VOL. 95051, PG. 2432)

24' FIRELANE EASEMENT (VOL. 97134, PG. 2993)

60' TP&L EASEMENT (VOL. 70110, PG. 1195)

10'x10' WATER LINE EASEMENT (VOL. 95051, PG. 2432)

10' ELECTRIC EASEMENT (VOL. 95051, PG. 2432)

10' ELECTRIC EASEMENT (VOL.97134, PG. 2993)

10' WATER EASEMENT (VOL. 97134, PG. 2993)

5' SWB TELEPHONE EASEMENT (AS SHOWN ON VOL. 95051, PG. 2432)

15' WATER MAIN EASEMENT (VOL. 2005131, PG. 60)

10' ELECTRIC EASEMENT (VOL. 97134, PG. 2993)

35' FIRELANE EASEMENT (VOL. 97134, PG. 2993)

15' WATER EASEMENT (VOL. 654, PG. 1586)

GREENHILL SCHOOL ADDITION
(VOL. 2005131, PG. 60)
(OWNER)
GREENHILL SCHOOL
(VOL. 5320, PG. 453)

LOT 1R, BLOCK 1
72.972 ACRES
(3,178,654 SF)

15' WATER EASEMENT (VOL. 87200, PG. 1886)

15' WATER EASEMENT (BY THIS PLAT)

24' FIRE LANE EASEMENT (BY THIS PLAT)

27' FIRE LANE EASEMENT (BY THIS PLAT)

10' TXU ELECTRIC DELIVERY COMPANY EASEMENT (VOL. 2005131, PG. 60)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 201400299448)

10' T.P.&L. EASEMENT (VOL. 85217, PG. 1487)

DRAINAGE EASEMENT (VOL. 85167, PG. 4657)

"+"-CUT IN CONCRETE FOUND

DRAINAGE EASEMENT (VOL. 85106, PG. 243)

10' WATER EASEMENT (VOL. 85106, PG. 243)

LOT 1
GREENHILL PARK
(VOL. 98051, PG. 61)

24' EASEMENT (VOL. 89030, PG. 3183)
24' FIRE LANE & ACCESS EASEMENT (VOL. 98051, PG. 61)

SEE DETAIL 1

10' SANITARY SEWER EASEMENT (BY THIS PLAT)

CREEK EASEMENT (VOL. 87071, PG. 3936)

10' SANITARY SEWER EASEMENT (ABANDONED BY THIS PLAT)

10' SANITARY SEWER EASEMENT (VOL. 85106, PG. 243)

T.P.&L. EASEMENT (VOL. 86189, PG. 6584)

10' T.P. & L. EASEMENT (VOL. 85106, PG. 243)

10' SANITARY SEWER EASEMENT (VOL. 98051, PG. 61)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 201400143842)

SIDEWALK EASEMENT (BY THIS PLAT)

LOT 2
GREENHILL PARK
(VOL. 98051, PG. 61)
(OWNER)
GREENHILL SCHOOL
(VOL. 5320, PG. 453)

15' WATER EASEMENT (BY THIS PLAT)

17' UTILITY EASEMENT (VOL. 85167, PG. 4636)
DRAINAGE & UTILITY EASEMENT (VOL. 91227, PG. 5422)
SANITARY SEWER EASEMENT (VOL. 85167, PG. 4641)

10' SANITARY SEWER EASEMENT (VOL. 85106, PG. 243)

10' SANITARY SEWER EASEMENT (VOL. 98051, PG. 61)

UTILITY EASEMENT (VOL. 85106, PG. 243)

5' SANITARY SEWER EASEMENT (VOL. 98051, PG. 61)

25'x 25' UTILITY EASEMENT (VOL. 85106, PG. 243)

RIGHT-OF-WAY DEDICATION TO DALLAS COUNTY (VOL. 2002038, PG. 6171)

RIGHT-OF-WAY DEDICATION (VOL. 98051, PG. 61)

BLOCK G
SECTION FIVE
METROPOLITAN
BUSINESS PARK
(VOL. 71118, PG. 54)

20' DRAINAGE EASEMENT (VOL. 98051, PG. 61)

35' DRAINAGE EASEMENT (VOL. 85106, PG. 243)

(OWNER)
KOLL/PER GREENHILL
PARK, LLC
(INST. NO. 20070074565)

25'x10' WATER EASEMENT (VOL. 85106, PG. 243)

LOT 1, BLOCK 1
METROPOLITAN
BUSINESS PARK
SECTION FIVE
(VOL. 80008, PG. 2677)

58.9' IMPROVEMENT AREA (VOL. 89030, PG. 3237)

115' R.O.W.

4' RIGHT-OF-WAY DEDICATION (VOL. 98051, PG. 61)

118.6' R.O.W.

TOWN OF ADDISON
CITY OF FARMERS BRANCH

1238.65'

316.0'

N 45°00'32" E 9.92'

N 00°00'32" E 505.80'

S 00°03'44" E 401.01'

673.28'

MIDWAY ROAD

LOT 2, BLOCK G
METROPOLITAN
BUSINESS PARK
SECTION FIVE
(VOL. 84020, PG. 5267)

LOT 1, BLOCK 1
LOOS ADDITION
(INST. NO. 201000278426)
DALLAS INDEPENDENT SCHOOL DISTRICT
(VOL. 124, PG. 644)

NORTH 1,319.88'

S 00°14'00" E 10.00'

7.5' T.U. ELECTRIC EASEMENT (VOL. 96180, PG. 5215)

17.5' T.U. ELECTRIC EASEMENT (VOL. 96180, PG. 5215)

15' X 15' WATER EASEMENT (VOL. 2005131, PG. 60)

45' BUILDING SETBACK LINE (VOL. 87200, PG. 1886)

10' UTILITY EASEMENT (VOL. 85167, PG. 4636)

1/2"-INCH IRON ROD W/ "RLG" CAP FOUND

140.00' 40.00' 223.95'

POINT OF BEGINNING

S 89°46'00" W 1286.19'

S 89°46'00" W 350.00'

N 84°31'14" W 100.46'

S 89°46'00" W 457.79'

50' 100' R.O.W.

SPRING VALLEY ROAD
(VARIABLE WIDTH R.O.W.)

TOWN OF ADDISON
CITY OF FARMERS BRANCH

THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
NOAH GOOD SURVEY, ABSTRACT NO. 520

979.05' 359.45' 88.10' 88.37'

DCO SPRINGHAVEN LP
(INST. NO. 20070153048)

DCO REALTY, INC.
(INST. NO. 201100337076)

VITRUVIAN WAY

138.75' 197.10' 221.92' 78.04' 546.61' 64.70' 525.02' 1,301.60' 210.79' 208.00' 338.04' 210.80' 130.83' 208.00'

CITY OF FARMERS BRANCH
(VOL. 74063, PG. 2159)

LOT 1, BLOCK A
THE VILLAS AT PARKSIDE
(VOL. 95174, PG. 4325)

LOT 1, BLOCK A
THE VILLAS AT PARKSIDE
PHASE II – REVISED
(VOL. 98039, PG. 71)

LOT 1A, BLOCK A
PARKSIDE CENTER II
(VOL. 98012, PG. 39)

PARKSIDE CENTER BOULEVARD

122.18' 156.43'

LOT 1, BLOCK B
PARKSIDE CENTER
(VOL. 97244, PG. 87)

MOBIL SERVICE STATION
(VOL. 81208, PG. 119)

70.71' 207.59' 5.00' 70.10' 185.00' 21.17' 114.64' 200.00'

LEGEND

IRF	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED EASEMENT
	ABSTRACT LINE
	CENTERLINE

NOTE:

1. Bearing system for this survey is based on a bearing of due North, for the west line of Greenhill School Addition, an addition to the Town of Addison recorded in Volume 2005131, Page 60 of the Deed Records of Dallas County, Texas.
2. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The purpose of this replat is to combine the property owned by Greenhill School into one lot.

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE ____ DAY OF _____, 2016.

_____
CHAIR, PLANNING AND ZONING COMMISION

_____
CITY SECRETARY

INST. NO.: _____

OWNER:
GREENHILL SCHOOL
4141 SPRING VALLEY ROAD
ADDISON, TEXAS 75001-3615
PHONE: (972) 628-5400
CONTACT: MELISSA ORTH

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
PHONE: 972-235-3031
CONTACT: JUSTIN WALDRIP

REPLAT
GREENHILL SCHOOL ADDITION

BEING A REPLAT OF GREENHILL SCHOOL ADDITION AND THE REMAINDER OF LOT 2 OF THE REPLAT OF GREENHILL PARK ADDITION AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND BEING 72.972 ACRES OF LAND OUT OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
DALLAS COUNTY, TEXAS
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CM	JWW	1"=100'	MARCH 2016	1082-13.051

DWG FILE: 1082-13.051RP.DWG
XREF FILE: 1082-12.376SU.DWG

CPHILLIPS 03/29/2016 - 6:29PM
M:\DWG-10\1082-13.051\DWG\SURVEY C3D 20XX\1082-13.051RP.DWG

LOT 1R, BLOCK 1, GREENHILL SCHOOL ADDITION - REPLAT

15' WATER EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L20	S 53° 31' 19" W	94.07'	L27	N 0° 15' 17" W	12.00'
L21	S 45° 00' 32" W	189.71'	L28	S 89° 44' 43" W	12.75'
L22	S 0° 15' 17" E	25.09'	L29	N 0° 15' 17" W	22.00'
L23	S 45° 21' 42" E	14.12'	L30	N 89° 44' 43" E	12.75'
L24	S 0° 15' 17" E	273.12'	L31	N 0° 15' 17" W	3.58'
L25	N 0° 15' 17" W	266.89'	L32	N 45° 00' 32" E	197.08'
L26	N 45° 21' 42" W	14.12'	L33	N 53° 31' 19" E	87.62'

ONCOR ELECTRIC DELIVERY COMPANY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L34	S 89° 46' 00" W	57.13'
L35	N 0° 14' 00" W	10.00'
L36	N 89° 46' 00" E	47.80'
L37	N 1° 39' 48" E	319.66'
L38	N 70° 04' 11" W	4.52'
L39	N 19° 55' 49" E	17.83'
L40	S 70° 04' 11" E	11.50'
L41	S 19° 10' 53" W	7.36'
L42	S 1° 39' 48" W	327.57'

27' FIRE LANE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L43	DUE SOUTH	359.47'
L44	S 37° 30' 02" W	213.36'
L45	DUE WEST	49.62'
L46	S 0° 44' 30" E	22.69'
L47	N 89° 48' 25" E	96.32'
L48	N 37° 30' 02" E	210.47'
L49	DUE NORTH	93.86'
L50	DUE WEST	307.03'
L51	DUE NORTH	207.85'
L52	DUE SOUTH	202.22'
L53	DUE EAST	307.00'
L54	DUE NORTH	205.05'

27' FIRE LANE EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	37°30'02"	50.00'	32.73'	16.97'	S 18°45'01" W	32.14'
C2	52°29'58"	50.00'	45.81'	24.66'	S 63°45'01" W	44.23'
C3	270°46'29"	47.00'	222.12'	46.37'	N 45°23'15" W	66.02'
C4	52°29'58"	26.00'	23.82'	12.82'	N 63°45'01" E	23.00'
C5	37°30'02"	20.00'	13.09'	6.79'	N 18°45'01" E	12.86'
C6	90°00'00"	20.00'	31.42'	20.00'	N 45°00'00" W	28.28'
C7	82°48'16"	47.00'	67.93'	41.44'	N 48°33'26" W	62.17'
C8	90°00'00"	20.00'	31.42'	20.00'	S 45°00'00" E	28.28'
C9	90°00'00"	20.00'	31.42'	20.00'	N 45°00'00" E	28.28'

15' WATER EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L55	S 0° 00' 32" W	270.65'	L69	S 0° 00' 32" W	9.79'
L56	S 89° 59' 28" E	18.49'	L70	S 44° 59' 28" E	20.43'
L57	N 0° 00' 32" E	8.92'	L71	N 45° 00' 32" E	21.89'
L58	S 89° 59' 28" E	10.00'	L72	N 0° 00' 32" E	113.06'
L59	S 0° 00' 32" W	8.92'	L73	N 89° 59' 28" W	18.75'
L60	S 89° 59' 28" E	336.30'	L74	N 0° 00' 32" E	14.56'
L61	S 0° 00' 32" W	190.78'	L75	N 89° 59' 28" W	6.04'
L62	S 45° 00' 32" W	217.57'	L76	N 0° 00' 32" E	16.35'
L63	N 89° 59' 28" W	53.02'	L77	S 89° 59' 28" E	6.04'
L64	S 89° 59' 28" E	46.81'	L78	N 0° 00' 32" E	7.51'
L65	N 45° 00' 32" E	173.26'	L79	S 89° 59' 28" E	18.75'
L66	N 44° 59' 28" W	24.57'	L80	N 0° 00' 32" E	18.09'
L67	N 0° 00' 32" E	13.94'	L81	N 89° 59' 28" W	364.79'
L68	S 89° 59' 28" E	10.00'	L82	N 0° 00' 32" E	285.57'

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GREENHILL SCHOOL ("Owner") does hereby adopt this plat designating the hereinabove property as **LOT 1R, BLOCK 1, GREENHILL SCHOOL ADDITION**, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement of any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand this the _____ day of _____, 2016.

_____

_____
_____

STATE OF TEXAS

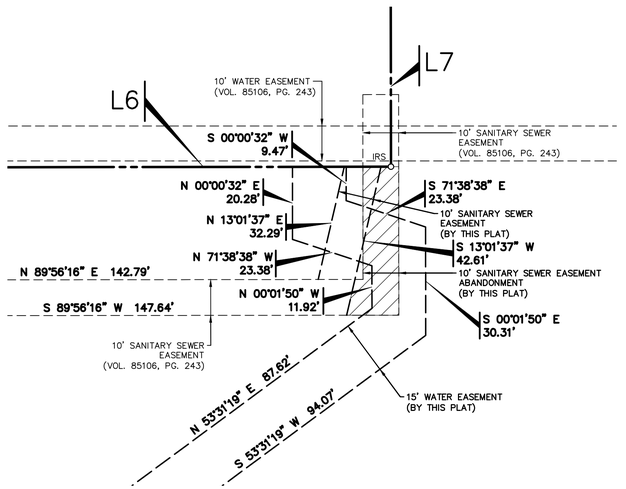
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

My commission expires: _____



1 DETAIL
SCALE 1"=20'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Greenhill School, is the owner of a 72.972 acre tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas; said tract being all of Lot 2, Greenhill Park, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 98051, Page 61 of the Deed Records of Dallas County, Texas; said tract also being all of Greenhill School Addition, an addition to the Town of Addison, according to the plat recorded in Volume 2005131, Page 60 of said Deed Records; said tract also being a part of that tract of land described in Special Warranty Deed to Greenhill School recorded in Volume 5320, Page 453 of said Deed Records; said 72.972 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "RLG" cap found in the north line of Spring Valley Road (a variable width right-of-way) at the southeast corner of Lot 1, Block 1 of Loos Addition, an addition to the Town of Addison, Texas, according to the plat recorded in Instrument Number 201000278426 of the Official Public Records of Dallas County, Texas; said point also being the southwest corner of said Greenhill School Addition;

THENCE, North, departing the north line of Spring Valley Road and along the east line of said Lot 1, Block 1 and the west line of Greenhill School Addition, a distance of 1,319.88 feet a 1/2-inch iron rod found in the south line of Waterview Estates, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 92006, Page 1954 of said Deed Records; said point also being the northwest corner of said Greenhill School Addition;

THENCE, North 89 degrees, 42 minutes, 31 seconds East, along the south line of said Waterview Estates addition, the south line of Les Lacs I, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 91227, Page 5422 of said Deed Records, the south line of Westfield Court, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 91227, Page 5431 of said Deed Records, the south line of Les Lacs Village, Phase I, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 83183, Page 4319 of said Deed Records and the south line of Hale Addison Addition, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 84194, Page 2175 of said Deed Records, a distance of 2,391.65 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found; said point being the northwest corner of Lot 1 of said Greenhill Park and the northeast corner of said Greenhill School Addition;

THENCE, in a southerly direction, along the said west line of Lot 1, Greenhill Park and the west line of said Greenhill School Addition, the following five (5) calls:

South 00 degrees, 14 minutes, 00 seconds East, a distance of 129.53 feet to an "+"-cut in concrete found for corner;

South 44 degrees, 46 minutes, 00 seconds West, a distance of 116.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 00 degrees, 14 minutes, 00 seconds East, a distance of 198.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 44 degrees, 46 minutes, 00 seconds West, a distance of 318.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 00 degrees, 14 minutes, 00 seconds East, a distance of 131.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found; said point being the southwest corner of said Lot 1, Greenhill Park and the northwest corner of said Lot 2, Greenhill Park;

THENCE, in an easterly direction, along the south line of said Lot 1, Greenhill Park and the north line of said Lot 2, Greenhill Park, the following nine (9) calls:

North 89 degrees, 55 minutes, 28 seconds East, a distance of 222.83 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 04 minutes, 32 seconds West, a distance of 44.82 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

East, a distance of 35.90 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North, a distance of 37.77 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 89 degrees, 55 minutes, 28 seconds East, a distance of 29.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 04 minutes, 32 seconds West, a distance of 10.01 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 89 degrees, 55 minutes, 28 seconds East, a distance of 143.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 15 minutes, 45 seconds West, a distance of 20.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 89 degrees, 55 minutes, 28 seconds East, a distance of 64.48 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the said west line of Midway Road (a variable width right-of-way); said point being the southeast corner of said Lot 1, Greenhill Park and the northeast corner of said Lot 2, Greenhill Park;

NOTE:

1. Bearing system for this survey is based on a bearing of due North, for the west line of Greenhill School Addition, an addition to the Town of Addison recorded in Volume 2005131, Page 60 of the Deed Records of Dallas County, Texas.
2. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The purpose of this replat is to combine the property owned by Greenhill School into one lot.

OWNER'S CERTIFICATE (CONT.)

STATE OF TEXAS

COUNTY OF DALLAS

THENCE, along the said west line of Midway Road and the east line of said Lot 2, the following three (3) calls:

South 00 degrees, 03 minutes, 44 seconds East, a distance of 401.01 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 08 degrees, 31 minutes, 00 seconds West, a distance of 24.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 00 degrees, 03 minutes, 23 seconds East, a distance of 164.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the north end of a right-of-way corner clip;

THENCE, South 44 degrees, 44 minutes, 48 seconds West, along said right-of-way corner clip, a distance of 100.57 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the west end of a right-of-way corner clip at the intersection of the north line of Spring Valley Road and the west line of Midway Road; said point being the southeast corner of said Lot 2 of Greenhill Park;

THENCE, in a westerly direction, along the said north line of Spring Valley Road, the following seven (7) calls;

South 89 degrees, 46 minutes, 01 seconds West, a distance of 184.91 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 87 degrees, 28 minutes, 19 seconds West, a distance of 130.99 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 457.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 84 degrees, 31 minutes, 14 seconds West, a distance of 100.46 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 350.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 00 degrees, 14 minutes, 00 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 1,286.19 feet to the POINT OF BEGINNING;

CONTAINING: 3,178,654 square feet or 72.972 acres of land, more or less.

SURVEYOR'S CERTIFICATE

THAT I, Justin W. Waldrip, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

STATE OF TEXAS · REGISTERED · JUSTIN W. WALDRIP · 6179 · PROFESSIONAL LAND SURVEYOR

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 3/29/16.

_____ Date
Justin W. Waldrip
Registered Professional Land Surveyor
No. 6179
jwaldrip@pkce.com

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JUSTIN W. WALDRIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

My commission expires: _____

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE ____ DAY OF _____, 2016.

_____
CHAIR, PLANNING AND ZONING COMMISION

_____
CITY SECRETARY

INST. NO.: _____

REPLAT

GREENHILL SCHOOL ADDITION

BEING A REPLAT OF GREENHILL SCHOOL ADDITION AND THE REMAINDER OF LOT 2 OF THE REPLAT OF GREENHILL PARK ADDITION AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND BEING 72.972 ACRES OF LAND OUT OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273 DALLAS COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
GREENHILL SCHOOL
4141 SPRING VALLEY ROAD
ADDISON, TEXAS 75001-3615
PHONE: (972) 628-5400
CONTACT: MELISSA ORTH

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
PHONE: 972-235-3031
CONTACT: JUSTIN WALDRIP

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CM	JWW	N/A	MARCH 2016	1082-13.051

DWG FILE: 1082-13.051RP.DWG
XREF FILE: 1082-12.376SU.DWG

LOT 1R, BLOCK 1, GREENHILL SCHOOL ADDITION - REPLAT

CPHILLIPS 03/29/2016 - 6:39PM
M:\DWG-10\1082-13.051\DWG\SURVEY C3D 20XX\1082-13.051RP.DWG

Planning & Zoning Commission

Meeting Date: 04/19/2016

Agenda Caption:

PRELIMINARY PLAT/Vitruvian Park Addition Lot 1-5, Block D. Presentation, discussion and consideration of a preliminary plat for five lots totaling 13.062 acres located generally at the northeast corner of Marsh Lane and Vitruvian Way.

Attachments

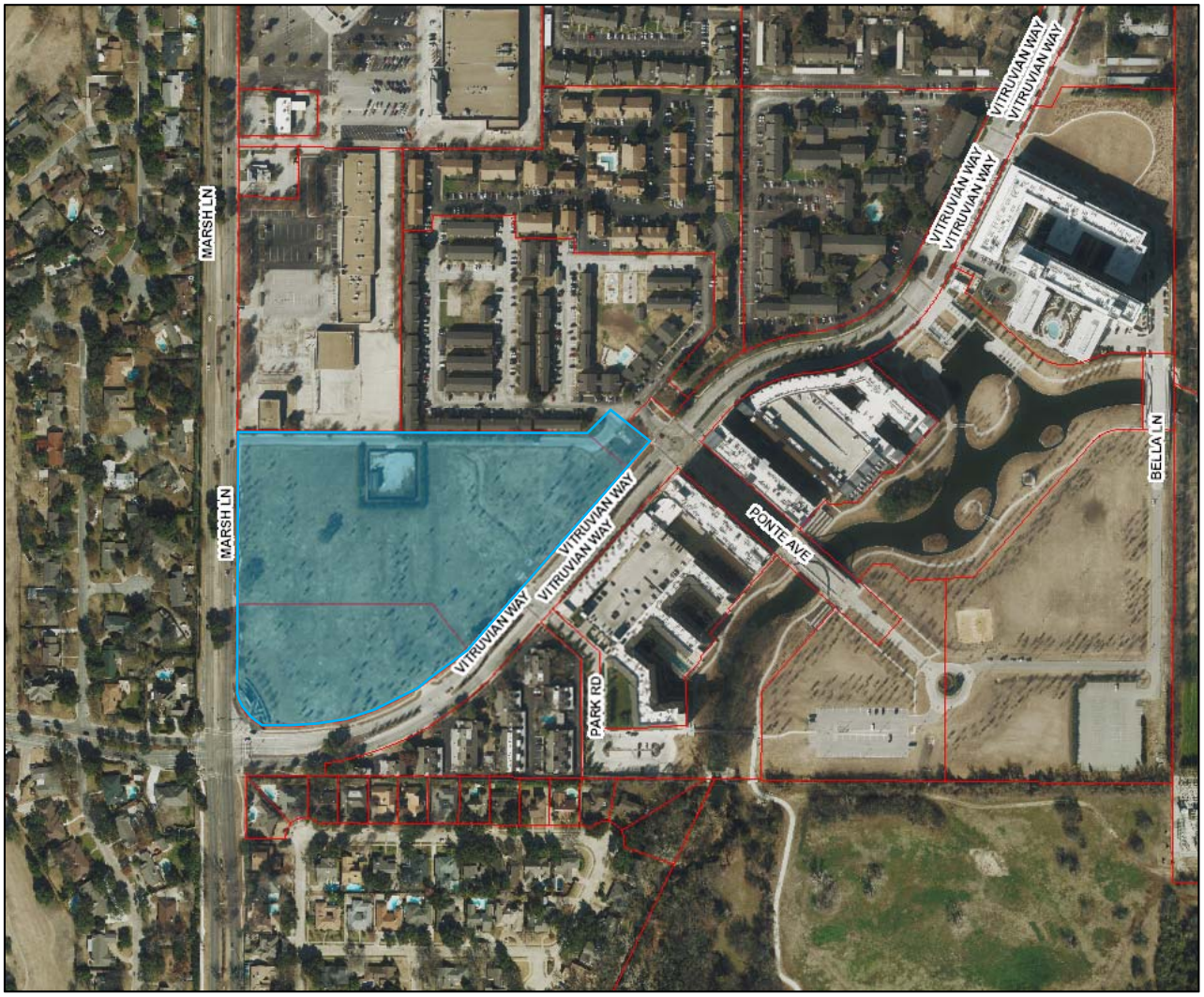
Vitruvian Park Addition P&Z Packet

Vitruvian Park Addition Plat

PRELIMINARY PLAT/VITRUVIAN PARK ADDITION

PRELIMINARY PLAT/Vitruvian Park Addition Lot 1-5, Block D. Presentation, discussion and consideration of a preliminary plat for five lots totaling 13.062 acres located generally at the northeast corner of Marsh Lane and Vitruvian Way, on application from Icon Consulting Engineers, Inc., represented by Mr. Bruce Dunne.

Location Map



April 15, 2016

STAFF REPORT

RE:	PRELIMINARY PLAT/Vitruvian Park Addition Lot 1-5, Block D
LOCATION:	Five lots totaling 13.062 acres located generally at the northeast corner of Marsh Lane and Vitruvian Way
REQUEST:	Approval of a Preliminary Plat
APPLICANT:	Icon Consulting Engineers, Inc., represented by Mr. Bruce Dunne.

DISCUSSION:

Background. This a preliminary plat for the properties that will comprise the next three apartment buildings in Vitruvian Park known as Vitruvian West. The plat creates 5 lots, one for each building, the amenity area and the sign/entry feature on the corner of Marsh and Vitruvian Way. The Preliminary Plat marks the anticipated locations of easements for utilities that are necessary to service these buildings. Once construction is complete, a final plat will be brought back for consideration to capture any minor adjustments that may be necessary.

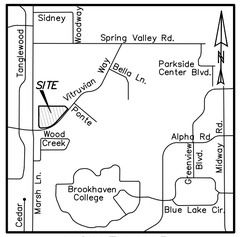
Engineering Review. The preliminary plat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed preliminary plat subject to no conditions.

SCALE: 1"=60'

0 30 60 120



VICINITY MAP
No Scale

LEGEND

FIR Found Iron Rod
SIR Set 5/8" Iron Rod with a plastic cap stamped "KADLECK NO. 3952"

NUM	BEARING	DISTANCE
L1	N89°47'48"W	29.40'
L2	N00°12'12"E	9.00'
L3	N89°58'39"W	38.88'
L4	S00°14'46"W	44.52'
L5	S89°45'14"E	113.41'
L6	S48°47'49"E	68.27'
L7	N48°47'49"W	25.94'

NUM	BEARING	DISTANCE
L8	N39°41'00"W	58.13'
L9	N00°14'46"W	75.17'
L10	S34°37'37"E	67.85'
L11	S00°14'46"W	75.31'
L12	S56°29'47"W	74.03'
L13	N89°45'14"W	69.73'
L14	N89°45'14"W	71.20'
L15	N00°14'46"E	66.56'

NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT BEARING E	TANGENT BEARING W	TANGENT
C1	33°33'27"	409.98'	700.00'	S57°58'54"W	404.15'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C2	06°19'56"	32.05'	290.00'	S85°42'52"W	32.03'	S82°32'54"W	S88°52'50"W	16.04'
C3	08°41'54"	24.29'	160.00'	S84°31'53"W	24.27'	S88°52'50"W	S80°10'56"W	12.17'
C4	10°01'16"	118.85'	679.51'	S85°11'34"W	118.70'	S80°10'56"W	N89°47'48"W	59.58'
C5	36°39'54"	157.61'	246.30'	N24°14'37"W	154.94'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C6	69°49'09"	97.49'	80.00'	N54°53'13"W	91.57'	SEE DRAWING	SEE DRAWING	SEE DRAWING

EASEMENT CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	008°41'54"	169.00'	N84°31'53"E	25.63'	25.66'
C8	014°30'14"	170.07'	N81°37'43"E	42.94'	43.05'
C9	003°53'08"	677.01'	N72°26'02"E	45.90'	45.91'
C10	028°38'22"	691.00'	N55°31'22"E	341.81'	345.40'
C11	011°15'01"	407.50'	S05°52'16"W	79.89'	80.01'
C12	011°15'01"	392.50'	N05°52'16"E	76.95'	77.07'
C13	001°54'22"	700.00'	S50°08'38"W	23.29'	23.29'
C14	000°49'07"	700.00'	S55°46'57"W	10.00'	10.00'
C15	023°20'18"	261.30'	S31°52'26"E	105.70'	106.43'
C16	021°45'08"	246.30'	N31°42'00"W	92.95'	93.51'
C17	010°01'16"	670.51'	N85°11'34"E	117.12'	117.27'
C19	023°27'38"	97.00'	N78°30'57"E	39.44'	39.72'
C20	023°27'38"	127.00'	S78°30'57"E	51.64'	52.00'
C21	023°27'38"	97.00'	S78°30'57"E	39.44'	39.72'
C22	023°27'38"	127.00'	S78°30'57"W	51.64'	52.00'

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L16	14.14	S89°45'14"E
L17	12.73	S45°14'46"W
L18	14.14	N89°45'14"W
L19	12.73	N45°14'46"E
L20	28.25	S89°45'14"E
L21	20.00	S00°14'46"W
L22	13.25	N89°45'14"W
L23	5.04	S00°14'46"W
L24	15.00	N89°45'14"W
L25	25.04	N00°14'46"E
L26	9.00	N89°58'39"W
L27	574.00	S00°01'21"W
L28	854.16	N89°45'14"W
L29	6.00	S00°14'46"W
L30	15.26	S89°45'14"E
L31	14.03	S48°47'49"E
L32	10.00	S41°12'11"W
L33	25.55	N48°47'49"W
L34	15.00	N41°12'11"E
L35	51.00	S48°47'49"E
L36	20.00	S41°12'11"W
L37	28.00	N48°47'49"W
L38	5.00	N41°12'11"E
L39	23.00	N48°47'49"W
L40	596.12	S41°12'11"W

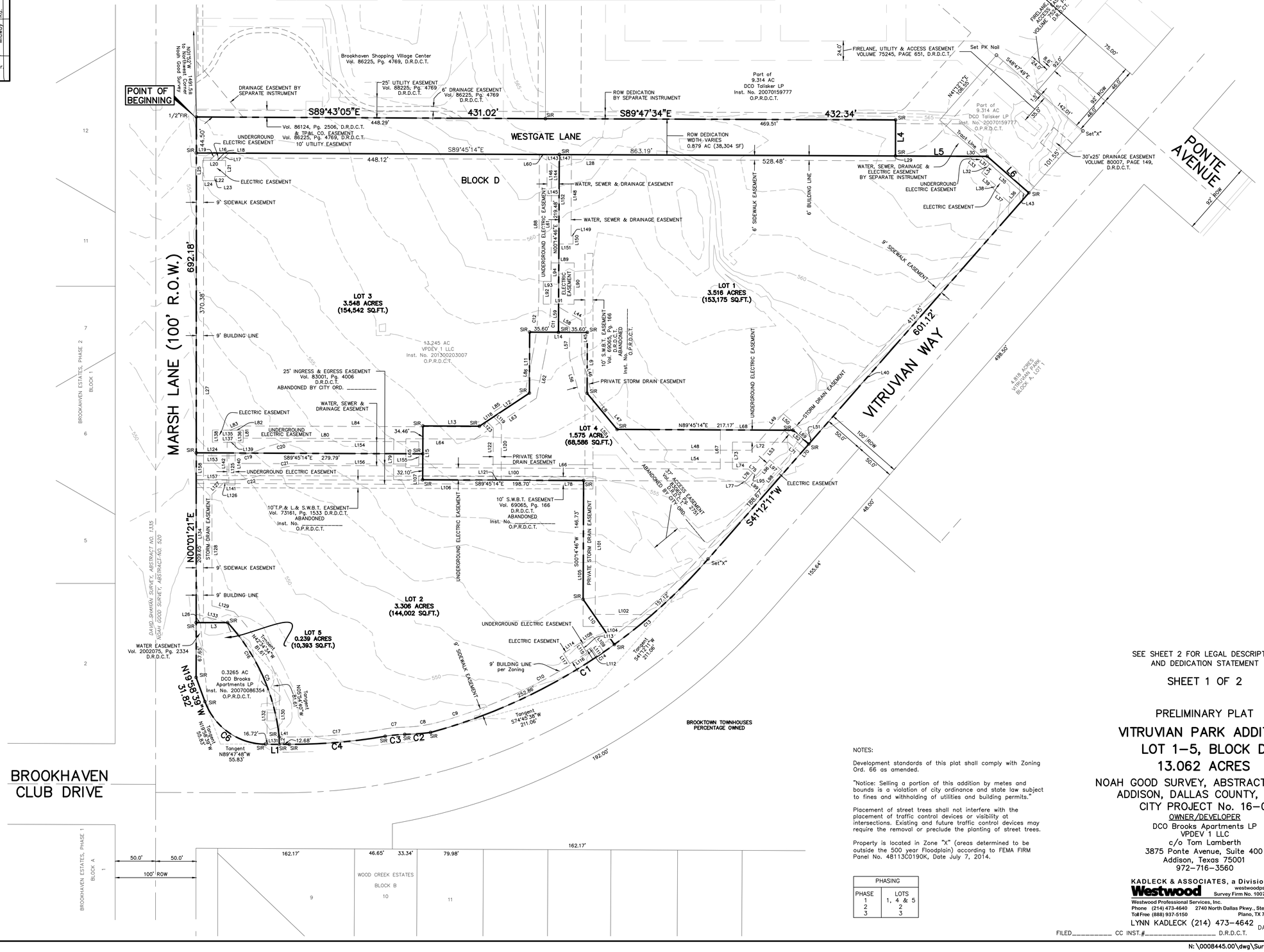
EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L41	12.68	S89°47'48"E
L43	9.00	S48°47'49"E
L44	33.10	S59°45'14"E
L45	43.50	S00°14'46"W
L46	46.09	S14°45'14"E
L47	93.10	S39°40'59"E
L48	138.16	S89°45'14"E
L49	60.18	N41°12'11"E
L50	48.50	S48°47'48"E
L51	15.00	S41°12'11"W
L52	33.50	N48°47'48"W
L53	52.02	S41°12'11"W
L54	152.01	N89°45'14"W
L55	103.42	N39°40'59"W
L56	51.38	N14°45'14"W
L57	36.81	N00°14'46"E
L58	15.78	N59°45'14"W
L59	17.32	N00°14'46"E
L60	15.00	S89°45'14"E
L61	172.54	S00°14'46"W
L62	50.06	S11°29'47"W
L63	91.40	S56°29'47"W
L64	84.76	N89°45'14"W
L65	35.56	S00°14'46"W
L66	388.33	S89°45'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L67	48.25	N00°14'46"E
L68	89.61	S89°45'14"E
L69	25.94	S48°47'48"E
L70	15.00	S41°11'48"W
L71	20.34	N48°47'49"W
L72	69.01	N89°45'14"W
L73	33.25	S00°14'46"W
L74	19.59	S89°45'14"E
L75	7.37	S48°47'49"E
L76	15.00	S41°12'11"W
L77	1.77	N48°47'49"W
L78	432.32	N89°45'14"W
L79	50.56	N00°14'46"E
L80	185.89	N89°45'14"W
L81	9.77	N00°14'46"E
L82	15.88	N89°45'14"W
L83	13.66	N67°44'46"E
L84	284.37	S89°45'14"E
L85	80.64	N56°29'47"E
L86	43.84	N11°29'47"E
L88	172.54	N00°14'46"E
L89	28.50	S89°45'14"E
L90	51.04	S00°14'46"W
L91	38.00	N89°45'14"W
L92	28.00	N00°14'46"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L93	9.50	S89°45'14"E
L94	23.04	N00°14'46"E
L95	5.00	S48°47'49"E
L96	26.00	N41°12'11"E
L97	20.00	S48°47'49"E
L98	41.00	N41°12'11"E
L99	25.00	N48°47'49"W
L100	218.70	S89°45'14"E
L101	170.25	S00°14'46"W
L102	70.29	S89°45'14"E
L104	67.48	N89°45'14"W
L105	175.25	N00°14'46"E
L106	203.70	N89°45'14"W
L107	10.00	N00°14'46"E
L108	17.11	N56°05'51"E
L109	23.22	S34°37'37"E
L111	13.22	N34°37'37"W
L112	7.53	S56°31'17"W
L113	10.00	N32°15'28"W
L114	25.00	N57°44'32"E
L115	15.00	S32°15'28"E
L116	25.00	S57°44'32"W
L117	15.00	N32°15'28"W
L118	10.20	S56°29'47"W
L119	13.79	S44°45'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L120	68.43	S00°14'46"W
L121	10.00	N89°45'14"W
L122	64.29	N00°14'46"E
L123	11.63	N44°45'14"W
L124	40.38	S89°45'14"E
L125	37.00	S00°14'46"W
L126	6.62	N89°45'14"W
L127	19.96	S45°01'21"W
L128	137.66	S00°01'21"W
L129	28.38	S74°55'38"E
L130	73.88	S00°12'12"W
L131	15.00	N89°47'48"W
L132	71.14	N00°12'12"E
L133	40.26	N74°55'38"W
L134	199.20	N00°01'21"E
L135	38.04	S89°45'14"E
L136	15.00	S00°14'46"W
L137	38.04	N89°45'14"W
L138	15.00	N00°14'46"E
L139	10.00	S89°45'14"E
L140	52.65	S00°14'46"W
L141	10.00	N89°45'14"W
L142	52.65	N00°14'46"E
L143	15.00	S89°45'14"E
L144	50.76	S00°14'46"W

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L145	15.00	N89°45'14"W
L146	50.76	N00°14'46"E
L147	15.00	S89°45'14"E
L148	100.50	S00°14'46"W
L149	2.50	S89°45'14"E
L150	10.00	S00°14'46"W
L151	17.50	N89°45'14"W
L152	110.50	N00°14'46"E
L153	40.37	S89°45'14"E
L154	145.23	S89°45'14"E
L155	30.00	S00°14'46"W
L156	145.23	N89°45'14"W
L157	40.25	N89°45'14"W
L158	30.00	N00°01'21"E



NOTES:

Development standards of this plat shall comply with Zoning Ord. 66 as amended.

"Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law subject to fines and withholding of utilities and building permits."

Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.

Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0190K, Date July 7, 2014.

PHASING	
PHASE	LOTS
1	1, 4 & 5
2	2
3	3

SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT

SHEET 1 OF 2

PRELIMINARY PLAT

VITRUVIAN PARK ADDITION
LOT 1–5, BLOCK D
13.062 ACRES

NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16–07

OWNER/DEVELOPER
DCO Brooks Apartments LP
VPDEV 1 LLC
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972–716–3560

KADLECK & ASSOCIATES, a Division of Westwood
westwoodps.com
Survey Firm No. 10074301
Westwood Professional Services, Inc.
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
LYNN KADLECK (214) 473-4642

DATE: MAR. 17, 2016
KA JOB #3045-A

FILED_____ CC INST.#_____ D.R.D.C.T.

N: \0008445.00\dwg\Survey\0008445PP.dwg

NOTES

The bearing basis for this plat is a bearing of S 26°18'00" W for Brookhaven Club Drive (now Vitruvian Way) as indicated in the deed to DCO Clipper Pointe, LP as recorded in County Clerk Instrument No. 20070170325, Deed Records of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the _____ day of _____, 2016.

STATE OF TEXAS REGISTERED L. LYNN KADLECK 3952 PROFESSIONAL LAND SURVEYOR

_____ FOR REVIEW ONLY
L. LYNN KADLECK NOT FOR RECORDING
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2016.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2016 by Town of Addison, Texas.

_____
Chair, Planning and Zoning Commission

_____
City of Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, are the owners of a tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being part of a called 3.3611 acre tract of land conveyed to DCO Brooks Apartments LP by deed recorded in County Clerk Instrument Number 20070086354, Official Public Records of Dallas County, Texas, all of a called 9.4274 acre tract of land conveyed to DCO Greenbrook Apartments LP by deed recorded in County Clerk Instrument Number 20070159785, Official Public Records of Dallas County, Texas and part of a called 9.314 acre tract of land conveyed to DCO Talisker LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod for a corner in the east line of Marsh Lane (a 100 foot right of way), said point being the southwest corner of Brookhaven Shopping Center addition as recorded in Volume 86225, Page 4769, Deed Records of Dallas County, Texas and being the northwest corner of the said 9.4274 acre tract;

THENCE, S 89°43'05" E, departing the east line of Marsh Lane and with the south line of the said Brookhaven Shopping Center addition, a distance of 431.02 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck NO. 3952" for a corner, said point being the southeast corner of the said Brookhaven Shopping Center addition and the southwest corner of a called 9.314 acre tract of land conveyed to DCO Talisker, LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas;

THENCE, S 89°47'34" E, with the south line of the said 9.314 acre tract, a distance of 432.34 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 00°14'46" W, departing the said common line, a distance of 44.52 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 89°45'14" E, a distance of 113.41 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 48°47'49" E, a distance of 68.27 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner in the north right-of-way line of Vitruvian Way;

THENCE, the following courses and distances with the northwest and north line of Vitruvian Way:

- S 41°12'11" W, a distance of 601.12 feet to a set "x" cut on concrete pavement at the beginning of a tangent curve to the right with a central angle of 33°33'27", a radius of 700.00 feet, a chord bearing of S 57°58'54" W and a chord distance of 404.15 feet;
- Southwesterly, along said curve, an arc distance of 409.98 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a compound curve to the right with a central angle of 06°19'56", a radius of 290.00 feet, a chord bearing of S 85°42'52" W and a chord distance of 32.03 feet;
- Southwesterly, along said curve, an arc distance of 32.05 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the left with a central angle of 08°41'54", a radius of 160.00 feet, a chord bearing of S 84°31'53" W and a chord distance of 24.27 feet;
- Southwesterly, along said curve, arc distance of 24.29 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the right with a central angle of 10°01'16", a radius of 679.51 feet, a chord bearing of S 85°11'34" W and a chord distance of 118.70 feet;
- Southwesterly, along said curve, an arc distance of 118.85 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;
- N 89°47'48" W, a distance of 29.40 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner, departing the north line of Vitruvian Way, at the beginning of a tangent curve to the right with a central angle of 69°49'09", a radius of 80.00 feet, a chord bearing of N 54°53'13" W and a chord distance of 91.57 feet;
- Northwesterly, along said curve, an arc distance of 97.49 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;

THENCE, N 19°58'39" W, a distance of 31.82 feet to the east line of said Marsh Lane;

THENCE, N 00°01'21" E, with the east line of Marsh Lane a distance of 692.18 feet to the Point of Beginning and Containing 569,002 square feet or 13.062 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, ("Owners") do hereby adopt this plat designating the hereinabove property as Lots 1–5, Block D, VITRUVIAN PARK ADDIITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the Town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND AT _____, _____, this the ___ day of _____, 2016.

By: DCO BROOKS APARTMENTS LP, a Delaware limited partnership
DCO GREENBROOK APARTMENTS LP, a Delaware limited partnership
DCO TALISKER LP, a Delaware limited partnership
By: DCO REALTY, INC., a Delaware corporation

By: _____
Tom Lamberth, Authorized Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tom Lamberth, authorized agent for DCO Realty, Inc., a Delaware corporation, general partner of DCO Addison at Brookhaven, LP, a Delaware limited partnership, DCO Greenhaven, LP, and DCO Talisker LP, a Delaware limited partnership, on behalf of said limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DCO Realty, Inc. and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2016.

_____
Notary Public, State of Texas

SHEET 2 OF 2

PRELIMINARY PLAT

VITRUVIAN PARK ADDITION
LOT 1–5, BLOCK D
13.062 ACRES

NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16–07

OWNER/DEVELOPER
DCO Brooks Apartments LP
VPDEV 1 LLC
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972–716–3560

KADLECK & ASSOCIATES, a Division of Westwood
westwoodps.com
Survey Firm No. 10074301
Westwood Professional Services, Inc.
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
LYNN KADLECK (214) 473-4642

FILED_____ CC INST.#_____ D.R.D.C.T. DATE: MAR. 17, 2016
KA JOB #3045-A

N: \0008445.00\dwg\Survey\0008445PP.dwg

Planning & Zoning Commission
Meeting Date: 04/19/2016

Agenda Caption:

PUBLIC HEARING Case 1729-Z/Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Addison Grove project including a site plan, landscape plan and building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD O16-003) located on approximately 17.4 acres addressed at 4150 Belt Line Road.

Attachments

1729-Z P&Z Packet

1729-Z Plans - Site and Landscape

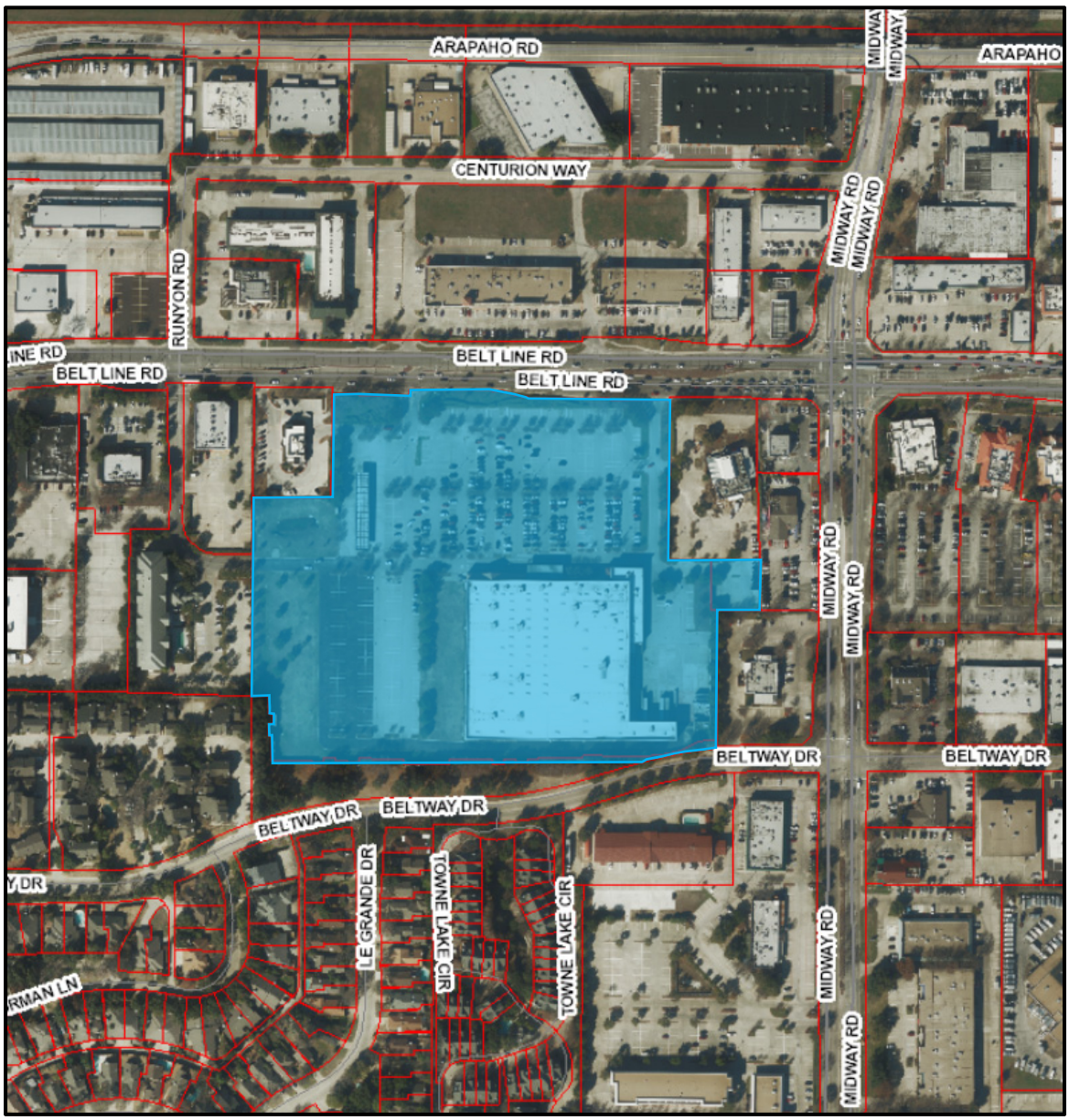
1729-Z Plans - Block B Representative Building Elevations and Floor Plans

---

1729-Z

PUBLIC HEARING Case 1729-Z/Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Addison Grove project including a site plan, landscape plan and building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD O16-003) located on approximately 17.4 acres addressed at 4150 Belt Line Road.

LOCATION MAP



April 15, 2016

STAFF REPORT

RE:	1729-Z/Addison Grove
LOCATION:	Approximately 17.4 acres of land located at 4150 Belt Line Road
REQUEST:	Development Plan Approval in accordance with development standards for Planned Development O16-003.
APPLICANT:	Fenway Development, Inc., represented by Mr. Frank Liu

DISCUSSION:

Background: The property located at 4150 Belt Line Road consists of two lots totaling approximately 17.4 acres. This property was zoned as a Planned Development in 1991 through ordinance O91-066 to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of Sam's departure last year, a special area study was conducted, which resulted in the adoption of a new Planned Development in January of 2016. This new Planned Development established standards for a new primarily residential, mixed use development with townhomes, live/work units, multifamily, and retail.

Since the zoning was approved in January, Fenway Development finalized the purchase of the property from Walmart and has continued to work with staff to draft the detailed plans required for development plan approval and, ultimately, construction on the site. The applicant is now bringing these plans forward for approval. This will allow them to start infrastructure installation across the site as well as construction on the first block of townhomes. As the project progresses, the following will all come forward at future dates: building elevations and floor plans for the remaining townhome blocks, detailed plans for the open space improvements, and the development details for the multi-family site.

Proposed Plan: The development plans include the site plan and landscape plan for the entire property as well as representative building elevations and floor plans for the 57 townhome units in Block B on the site. Although not every elevation is shown, all will have similar designs. The site plan and landscape plan are in keeping with the concept plan approved as part of the zoning ordinance. The townhomes in Block B are mostly three stories with a few four story units and have a traditional appearance with primarily brick and stone façades. Units range in size from two bedroom units of 1,759 square feet up to four bedroom units of 4,247 square feet.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function more like plat approval. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 57 townhomes in Block B. **The proposed use meet the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan is in compliance with all development standards as detailed below.

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets allowing for a five foot front yard. This has been met.

Other setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building height: The ordinance requires a minimum building height of two stories and a maximum height of 60 feet for the townhome units. The townhomes range from three to four stories with the tallest unit measuring 57 feet in height.

Minimum area per dwelling unit: The development standards require that townhomes be at least 1,350 square feet. The 57 townhomes proposed in Block B all exceed this requirement.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%, meaning that at least five percent of each lot must be landscaped. All lots in the development comply.

Landmark Buildings: The development standards require that buildings at the corners or end of streets must be landmark buildings with unique features. Two of the units in Block B are designated as landmark buildings. The representative elevations provided include one of the landmark buildings, and it complies with the requirements through unique articulation and design elements. Staff will review construction documents to make sure that the second building also complies.

The proposed plans comply with all development standards in the ordinance.

Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The code assumes 1.5 persons per unit. When applied to the entire project, 1.52 acres are required. The development plans indicate the intent to dedicate 1.5606 acres as public open space. Details regarding

the open space improvements will need to be approved by the planning and zoning commission and city council at a future date. **The proposed plans comply with the open space standards in the ordinance.**

Parking: The ordinance requires that two spaces be provided for each townhome and may be provided through tandem parking. Each unit has a minimum of two parking spaces in their garage. **The proposal meets the parking requirements in the ordinance.**

Exterior Appearance: The ordinance requires that every façade of the townhomes must have a minimum of 80% masonry construction with a maximum of three materials. The representative building elevations show masonry counts above 90% for most of the building. The alley façade for building 10 has the lowest masonry percentage at 82.5%. The elevations show a mixture of brick, stone and minimal amounts of siding. Building elevations for the remaining units will be reviewed by staff to ensure that they are in keeping with the representative elevations shown and the ordinance requirements. **The proposal meets the exterior appearance in the ordinance, further compliance will be assessed prior to the issuance of a building permit.**

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The plan has been reviewed by the Parks Department and no issues were identified. **The proposal meets the standards for landscape in the ordinance.**

Screening of Mechanical Equipment: The ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. Mechanical equipment will be located on either the roof or third floor patio of the townhome units and will not be visible from the street. There are no loading or service areas associated with the residential units. **The proposal meets the screening requirements in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. They are as follows:

- A short, wrought iron or decorative fence or wall shall be installed to delineate the front yards of the townhomes facing Beltway from the public green space/park.

  This has been included in the development plans. The site plan shows that all units fronting Beltway will have a four foot wrought iron fence between their private front yard and the green space, as well as a sidewalk.

- The proposed street shown on the east side of the development shall be constructed with retractable bollards at Beltway to provide for public safety access only.

  Staff and the developer are continuing to assess options for retractable bollards, but these are shown on the site plan and will be included when the street is constructed.

- The proposed street shown on the east side shall also be constructed with speed/traffic calming devices.

  The eastern street will include a stop sign at the T intersection with the extension of Runyon Road. This will also serve as the traffic calming device.

- Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features.

  The landscape plan for the site indicates that the private courtyards in Blocks A, C, and D will include fountains, pergolas, and landscaping.

The proposal complies with all general requirements in the ordinance.

RECOMMENDATION: **APPROVAL**

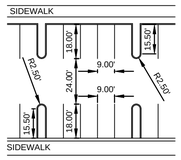
This development plan approval marks the beginning of the construction phase of the Addison Grove project. The site plan and landscape plan approval will allow the developer to begin installation of the infrastructure systems needed to accommodate the development. Additionally, the approval of the representative building elevations and floor plans for the 57 townhome units in Block B will enable construction work to begin on those units. Staff has reviewed the development plans and found them to be in compliance with all requirements of the approved zoning ordinance. Staff will continue to review construction documents to ensure compliance prior to the issuance of any building permits. Staff recommends approval subject to no conditions.

Land Use Analysis

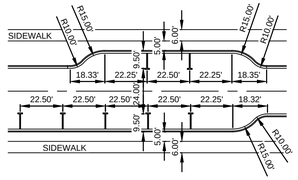
Attributes of Success Matrix

Addison Grove, 4150 Belt Line Road **1729-Z**

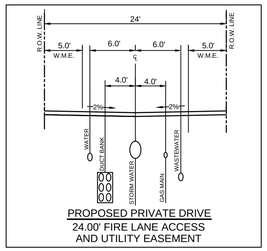
Attribute	Comment	Score
Competitive	The development includes a variety of uses, which should be very attractive to future residents and tenants.	
Safe	The concept plan and development standards have been crafted to promote a safe, walkable environment.	
Functional	The various components of the plan should function well together and integrate into the area without negatively impacting the surrounding properties.	
Visually Appealing	The development will be required to build to a high visual standard. The parks and street trees will make the development visually appealing.	
Supported with Amenities	The mix of uses within the development will provide amenities for the residents. Additionally, the adjacent properties will provide easy access to additional amenities .	
Environmentally Responsible	This will be a compact, pedestrian oriented mixed use development. This is an environmentally responsible development pattern.	
Walkable	The development is walkable and will improve pedestrian connections along Beltway. The sidewalks along Belt Line will be improved to better accommodate pedestrians.	
Overall Assessment	**The proposed townhomes will be a high quality product and will serve as an important first step in this redevelopment project.**	



HEAD-IN PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'

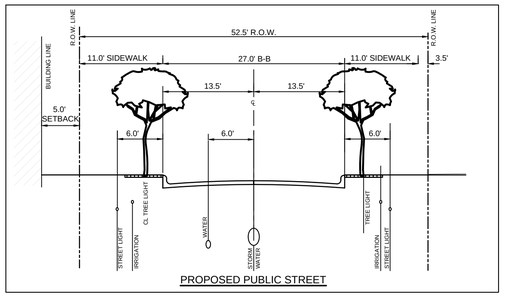


ON-STREET PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'



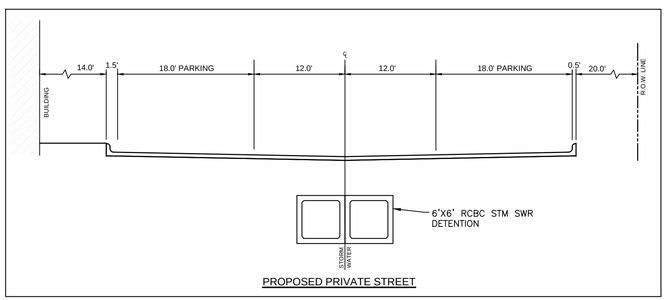
PROPOSED PRIVATE DRIVE
24.00' FIRE LANE ACCESS
AND UTILITY EASEMENT

SECTION D-D



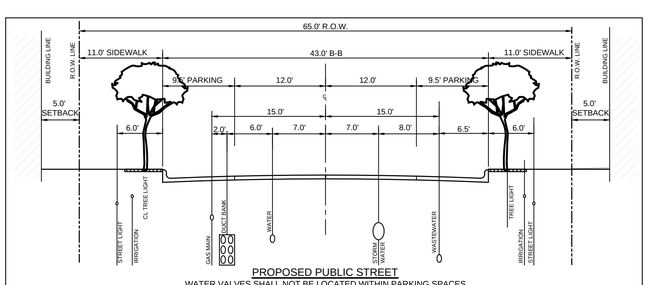
PROPOSED PUBLIC STREET

SECTION C-C



PROPOSED PRIVATE STREET

SECTION B-B

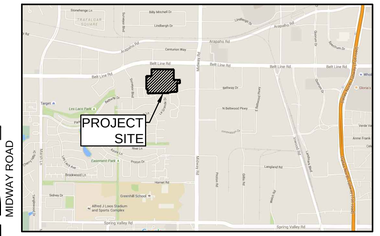


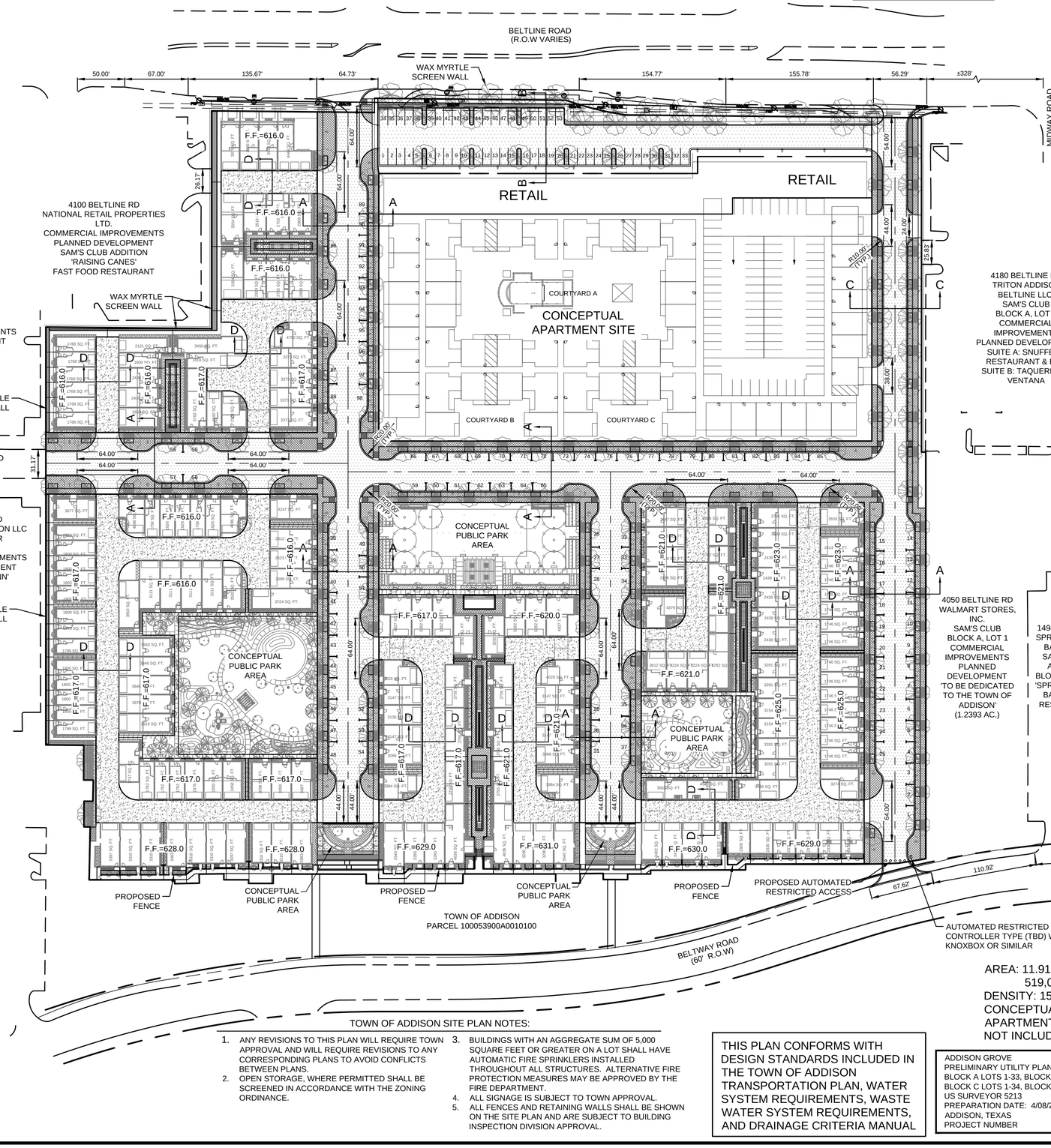
PROPOSED PUBLIC STREET
WATER VALVES SHALL NOT BE LOCATED WITHIN PARKING SPACES
VALVES TO BE ACCESSIBLE AT ALL TIMES

SECTION A-A

NO FLOODPLAIN
EXISTS ON THE SITE

VICINITY MAP





UTILITY LEGEND

- PROPOSED TREE WELL
- 1-100 — PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 — PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B–B, C–C & D–D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE–24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

0' 60' 120'
SCALE: 1" = 60'

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

AREA: 11.9147 AC.
519,005 SF.
DENSITY: 15 D.U./AC.
CONCEPTUAL
APARTMENT SITE
NOT INCLUDED

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

SITE PLAN

ADDISON GROVE

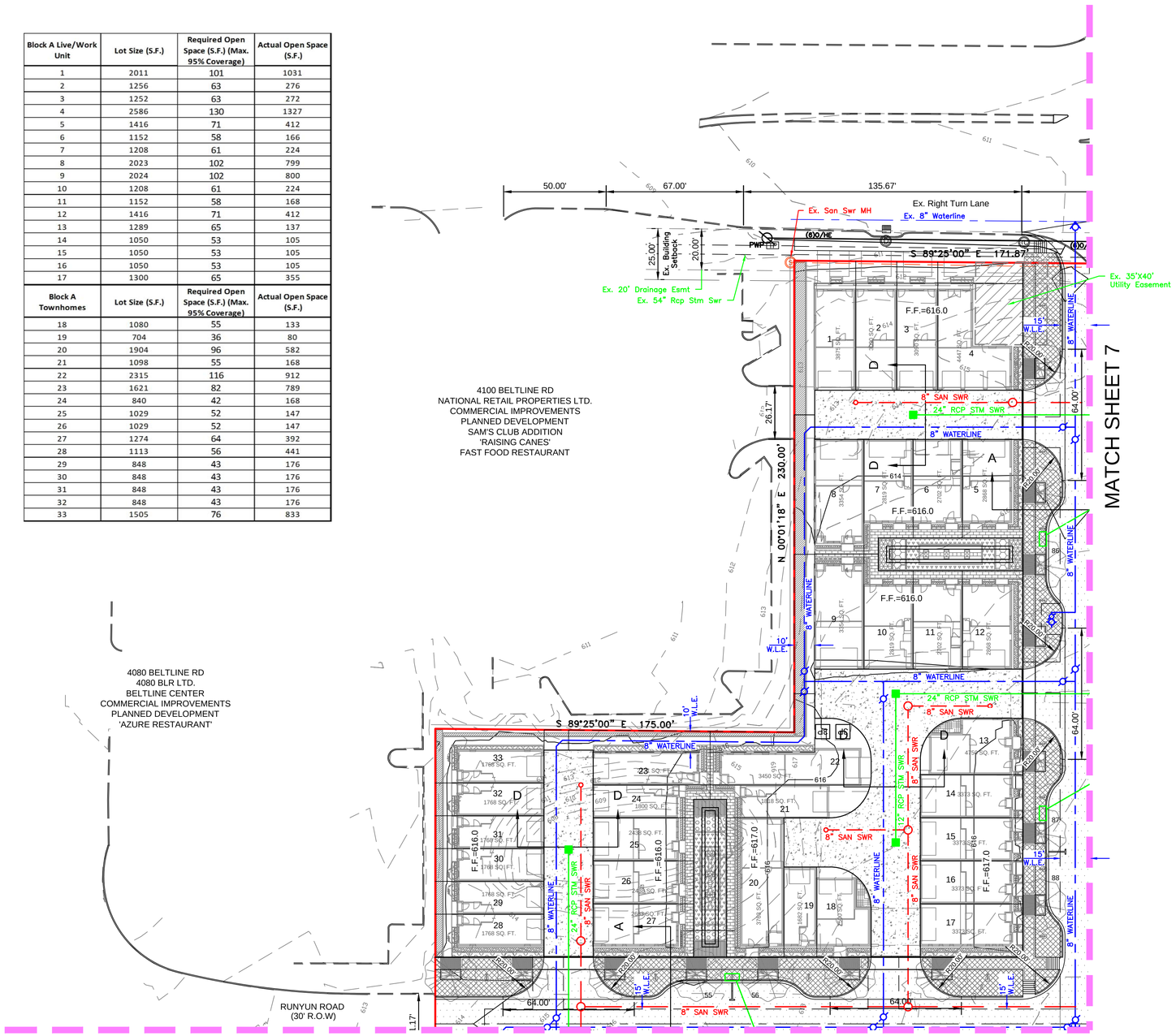
SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F–9171

SCALE: 1" = 60'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	1 OF 7
APPROVED: CDP		

R:\AutoCAD Projects\DEVELOPMENTS\ DALLAS_PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07 5 Design\Design\Preliminary Site Plan2.dwg Apr 08, 2016 8:12am

Block A Live/Work Unit	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	2011	101	1031
2	1256	63	276
3	1252	63	272
4	2586	130	1327
5	1416	71	412
6	1152	58	166
7	1208	61	224
8	2023	102	799
9	2024	102	800
10	1208	61	224
11	1152	58	168
12	1416	71	412
13	1289	65	137
14	1050	53	105
15	1050	53	105
16	1050	53	105
17	1300	65	355

Block A Townhomes	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
18	1080	55	133
19	704	36	80
20	1904	96	582
21	1098	55	168
22	2315	116	912
23	1621	82	789
24	840	42	168
25	1029	52	147
26	1029	52	147
27	1274	64	392
28	1113	56	441
29	848	43	176
30	848	43	176
31	848	43	176
32	848	43	176
33	1505	76	833

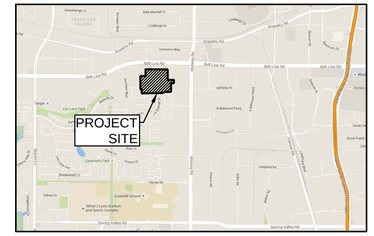


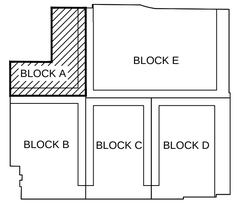
NO FLOODPLAIN EXISTS ON THE SITE

UTILITY LEGEND

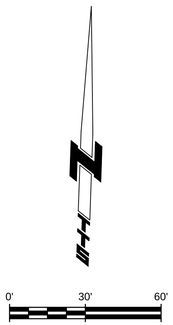
- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 — PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 — PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

VICINITY MAP





LOCATION MAP



0' 30' 60'

SCALE: 1" = 30'

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

SITE PLAN AND UTILITY PLAN BLOCK A

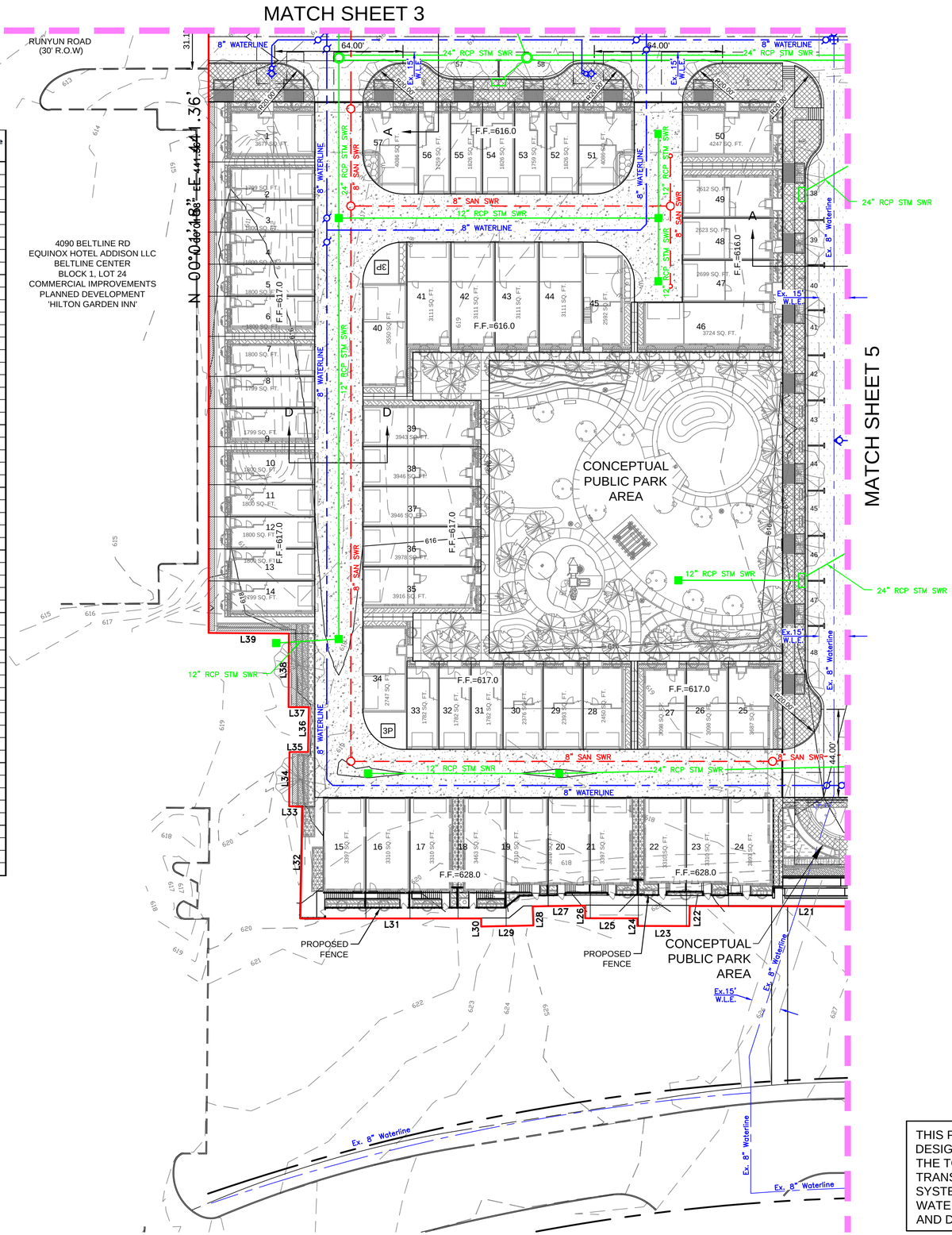
ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	2 OF 7
APPROVED: CDP		

R:\Addis\CAD Projects\DEVELOPMENTS\ DALLAS_PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07-5 Design\Design\Preliminary Plans - Blocks\dwg Apr 08, 2016 8:14am

Block B	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	1696	85	666
2	1113	56	338
3	848	43	176
4	848	43	176
5	848	43	176
6	848	43	385
7	848	43	391
8	1113	56	176
9	1113	56	332
10	848	43	338
11	848	43	176
12	848	43	176
13	848	43	176
14	1385	70	710
15	1983	100	945
16	1196	60	316
17	1196	60	482
18	1253	63	531
19	1196	60	304
20	1196	60	185
21	1538	77	480
22	1481	75	573
23	1196	60	187
24	1538	77	455
25	1189	60	306
26	925	47	85
27	1145	58	305
28	1123	57	282
29	881	45	61
30	881	45	61
31	704	36	48
32	704	36	48
33	704	36	48
34	1434	72	177
35	1407	71	294
36	1180	60	70
37	1180	60	70
38	1180	60	70
39	1407	71	294
40	1608	81	113
41	1276	64	136
42	1210	61	70
43	1210	61	70
44	1210	61	70
45	1317	66	309
46	1850	93	446
47	1050	53	105
48	1050	53	105
49	1300	65	355
50	1600	80	610
51	1191	60	230
52	736	37	81
53	736	37	81
54	736	37	81
55	736	37	81
56	736	37	81
57	1191	60	140



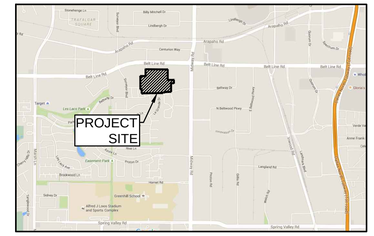
NO FLOODPLAIN EXISTS ON THE SITE

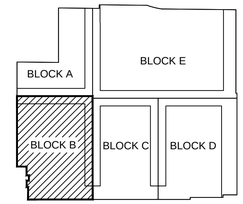
UTILITY LEGEND

- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- [P] [3P] PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

LINE	BEARING	DISTANCE
L21	N 89°52'58" W	97.97'
L22	S 00°50'42" W	9.97'
L23	N 89°51'34" W	26.00'
L24	N 01°13'34" E	3.78'
L25	N 89°50'28" W	26.13'
L26	N 00°03'21" W	6.29'
L27	S 89°11'29" W	26.17'
L28	S 01°57'56" E	9.55'
L29	S 88°51'00" W	26.04'
L30	N 00°03'17" E	4.02'
L31	S 89°59'14" W	90.27'
L32	N 01°06'11" E	55.89'
L33	N 89°05'26" W	6.66'
L34	N 00°17'52" E	27.11'
L35	S 89°42'08" E	9.26'
L36	N 01°12'33" E	22.36'
L37	N 89°42'08" W	10.17'
L38	N 00°12'51" E	36.71'
L39	N 89°32'21" W	40.05'

VICINITY MAP





LOCATION MAP

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

0' 30' 60'

SCALE: 1" = 30'

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

SITE PLAN AND UTILITY PLAN BLOCK B

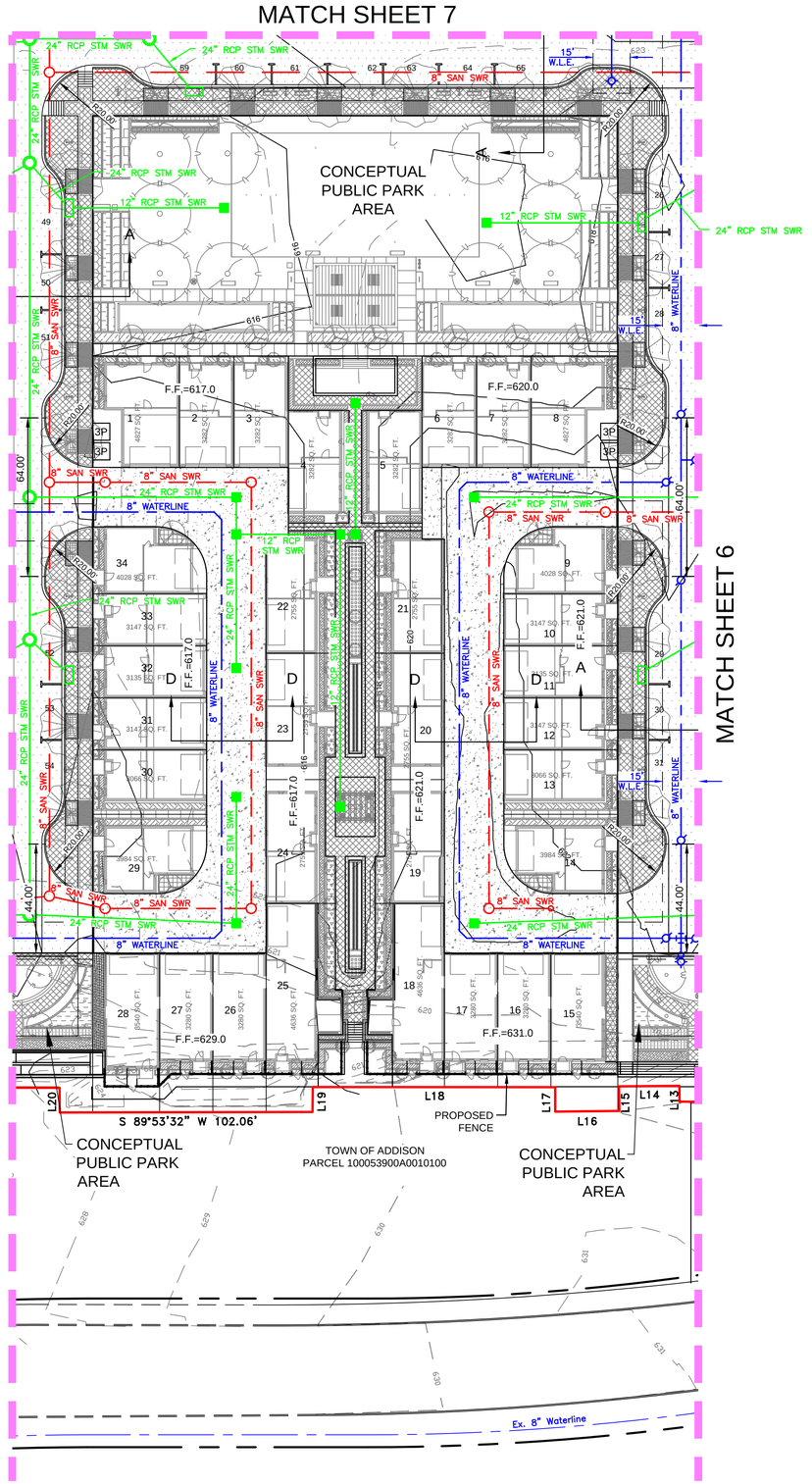
ADDISON GROVE

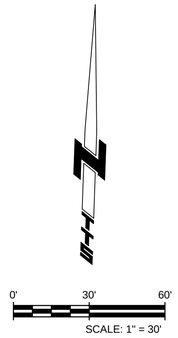
SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	3 OF 7
APPROVED: CDP		

R:\AutoCAD Projects\DEVELOPMENTS\ DALLAS\ PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\0 Engineering\01-5 Design\Design\Preliminary Plans - Block.dwg Apr 08, 2016 8:14am

Block C	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	1574	79	314
2	989	50	65
3	989	50	65
4	1114	56	191
5	1114	56	190
6	989	50	66
7	989	50	66
8	1574	79	315
9	1156	58	135
10	966	49	105
11	966	49	105
12	966	49	105
13	1196	60	335
14	1388	70	375
15	1538	77	671
16	1225	62	218
17	1225	62	218
18	2042	103	490
19	1276	64	331
20	1392	70	428
21	1355	68	390
22	1355	68	390
23	1392	70	428
24	1276	64	331
25	2042	103	675
26	1225	62	435
27	1225	62	435
28	1538	77	706
29	1388	70	452
30	1196	60	335
31	966	49	105
32	966	49	105
33	966	49	105
34	1156	58	135





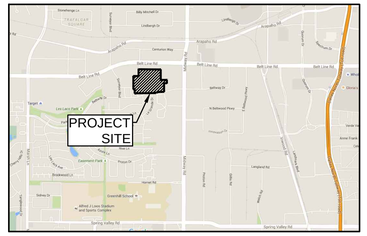
NO FLOODPLAIN EXISTS ON THE SITE

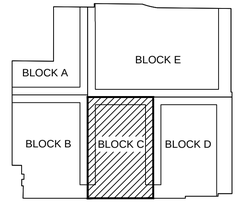
UTILITY LEGEND

- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- P 3P — PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 — PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 — PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

LINE	BEARING	DISTANCE
L13	N 00°18'21" W	6.39'
L14	S 89°29'21" W	24.40'
L15	S 00°49'51" E	9.91'
L16	S 89°21'47" W	25.89'
L17	N 00°01'17" W	9.87'
L18	N 89°58'07" W	97.86'
L19	S 00°43'23" W	10.07'
L20	N 00°23'00" W	9.95'

VICINITY MAP





LOCATION MAP

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

SITE PLAN AND UTILITY PLAN BLOCK C

ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

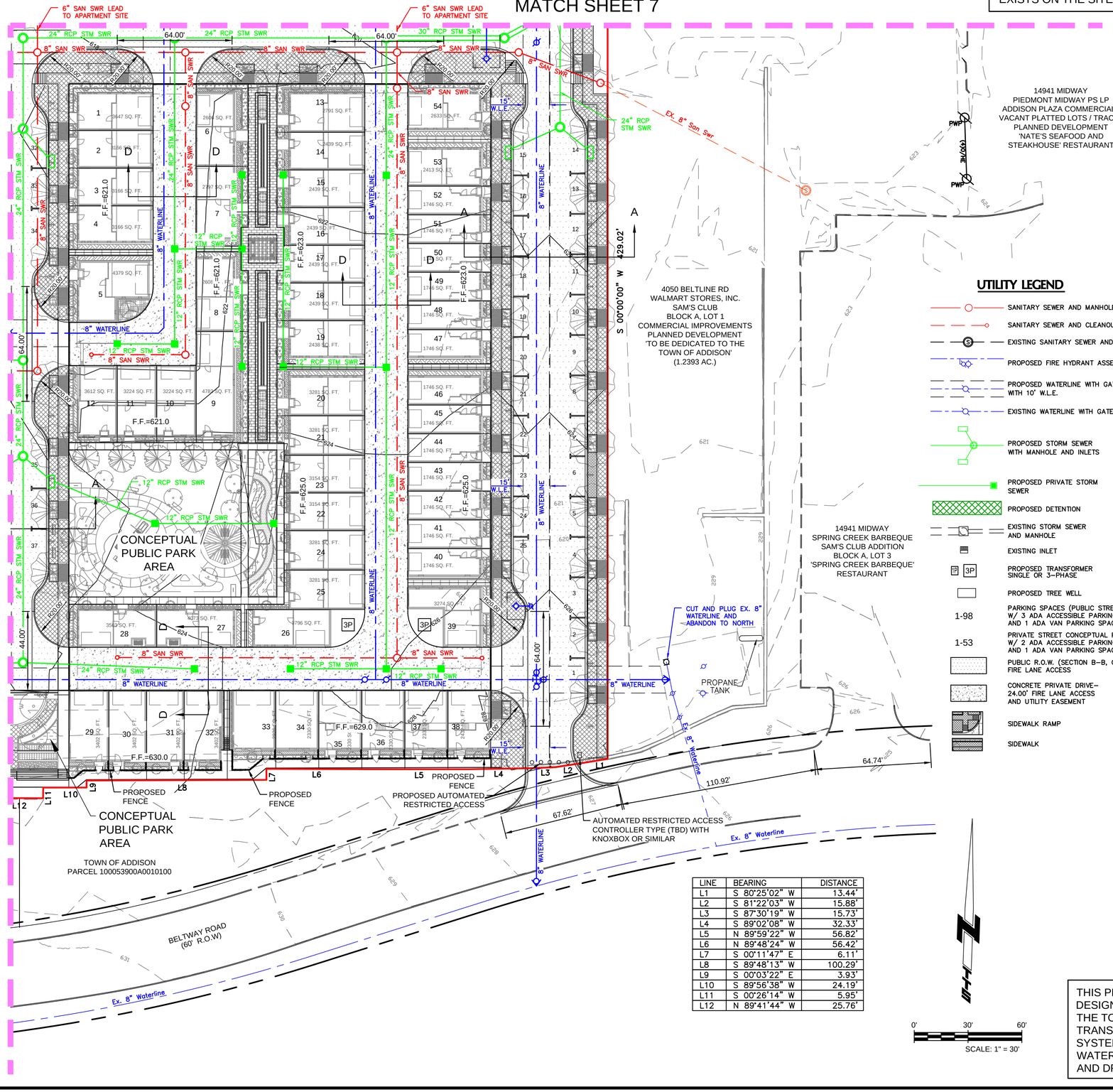
SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	4 OF 7
APPROVED: CDP		

R:\AutoCAD Projects\DEVELOPMENTS\ DALLAS_PLANO_FTWORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07 5 Design\Design\Preliminary Plans - Blocks.dwg Apr 08, 2016 8:13am

MATCH SHEET 7

MATCH SHEET 5

NO FLOODPLAIN EXISTS ON THE SITE



UTILITY LEGEND

- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

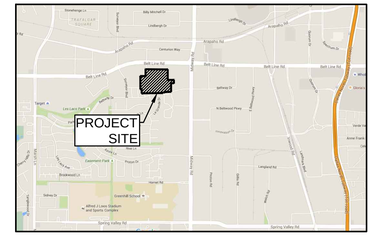
LINE	BEARING	DISTANCE
L1	S 80°25'02" W	13.44'
L2	S 81°22'03" W	15.88'
L3	S 87°30'19" W	15.73'
L4	S 89°02'08" W	32.33'
L5	N 89°59'22" W	56.82'
L6	N 89°48'24" W	56.42'
L7	S 00°11'47" E	6.11'
L8	S 89°48'13" W	100.29'
L9	S 00°03'22" E	3.93'
L10	S 89°56'38" W	24.19'
L11	S 00°26'14" W	5.95'
L12	N 89°41'44" W	25.76'

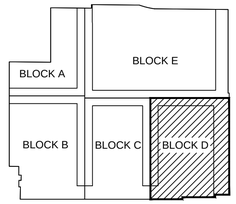
0' 30' 60'
SCALE: 1" = 30'

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

Block D	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	1222	62	340
2	987	50	105
3	987	50	105
4	1222	62	340
5	1747	88	419
6	1334	67	432
7	1286	65	384
8	1286	65	386
9	1798	90	500
10	946	48	66
11	946	48	66
12	1161	59	300
13	1323	67	399
14	1029	52	147
15	1029	52	147
16	989	50	107
17	973	49	91
18	1029	52	147
19	1274	64	392
20	1323	67	399
21	1050	53	126
22	945	48	63
23	945	48	63
24	990	50	66
25	1056	53	132
26	1321	67	278
27	1177	59	252
28	1178	59	252
29	1538	77	405
30	1253	63	113
31	1253	63	112
32	1538	77	360
33	1303	66	405
34	1018	51	113
35	1018	51	114
36	1018	51	115
37	1018	51	115
38	1326	67	355
39	1491	75	549
40	974	49	312
41	742	38	80
42	742	38	80
43	742	38	80
44	742	38	80
45	742	38	80
46	974	49	312
47	974	49	312
48	742	38	80
49	742	38	80
50	742	38	80
51	742	38	80
52	742	38	80
53	1205	61	337
54	1437	72	569

VICINITY MAP





LOCATION MAP

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

SITE PLAN AND UTILITY PLAN BLOCK D

ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	5 OF 7
APPROVED: CDP		

R:\AutoCAD Projects\DEVELOPMENTs DALLAS_PLANO_FT WORTH\ADDISON_BELTLINE (DALLAS)\07 Engineering\07-5 Design\Design\Preliminary Plans - Blocks.dwg Apr 08, 2016 8:15am

NO FLOODPLAIN EXISTS ON THE SITE

MATCH SHEET 3

CONSTRUCT PROP SAN SWR MH ON EX. 8" SAN SWR

ROOT BARRIER TO BE INSTALLED ON ALL SIDES FOR PROPOSED TREES (TYP.)

BELTLINE ROAD (R.O.W VARIES)

L65.01'
R317.00'
Δ=11°45'03"
C LEN64.90'
BRGAZ 103°56'48"

64.73' | 154.77' | 155.78' | 56.29' | ±328'

MIDWAY ROAD

Ex. Right Turn Lane

Ex. 8" Waterline

Ex. San Swr MH

Ex. Stm Swr MH

Ex. 48" Rcp Stm Swr

S 89°25'00" E 202.08'

S 89°25'00" E 312.32'

EX. 8" San Swr

25' BUILDING SETBACK

25.00'

10.00'

64.00'

36" RCP STM SWR

54.00'

35" RCP STM SWR

30" RCP STM SWR

8" SAN SWR

48" RCP STM SWR

42" RCP STM SWR

6" SAN SWR LEAD TO RETAIL SITE

PROPOSED 25' DETENTION EASEMENT TO BE DEDICATED TO THE TOWN

PROP. DETENTION
710 LF~6'X6' RCBC STM SWR (STORAGE 25,560 CF)

PROPOSED 10' ST.S.E. TO BE DEDICATED TO THE TOWN

RETAIL

RETAIL

8" FIRE LINE

6" DOMESTIC WATERLINE

Ex. 8" Waterline

Ex. 15' W.L.E.

44.00'

24.00'

25.83'

R10.00' (TYP.)

6" SAN SWR LEAD TO APARTMENT SITE

COURTYARD A

CONCEPTUAL APARTMENT SITE

COURTYARD B

COURTYARD C

Ex. 8" Waterline

38.00'

S 00°01'18" W 352.96'

N 89°57'48" E 4.50'

6" SAN SWR LEAD TO APARTMENT SITE

6" SAN SWR LEAD TO APARTMENT SITE

Ex. 8" Waterline

Ex. 15' W.L.E.

Ex. 15' W.L.E.

Ex. 15' W.L.E.

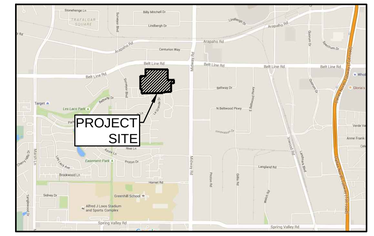
MATCH SHEET 6

LINE	BEARING	DISTANCE
L40	N 00°33'47" E	15.00'

4180 BELTLINE RD
TRITON ADDISON BELTLINE LLC.
SAM'S CLUB
BLOCK A, LOT 2
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
SUITE A: SNUFFERS RESTAURANT & BAR
SUITE B: TAQUERIA LA' VENTANA

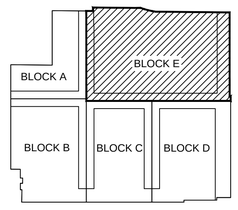
0' 30' 60'
SCALE: 1" = 30'

VICINITY MAP



UTILITY LEGEND

- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK



LOCATION MAP

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

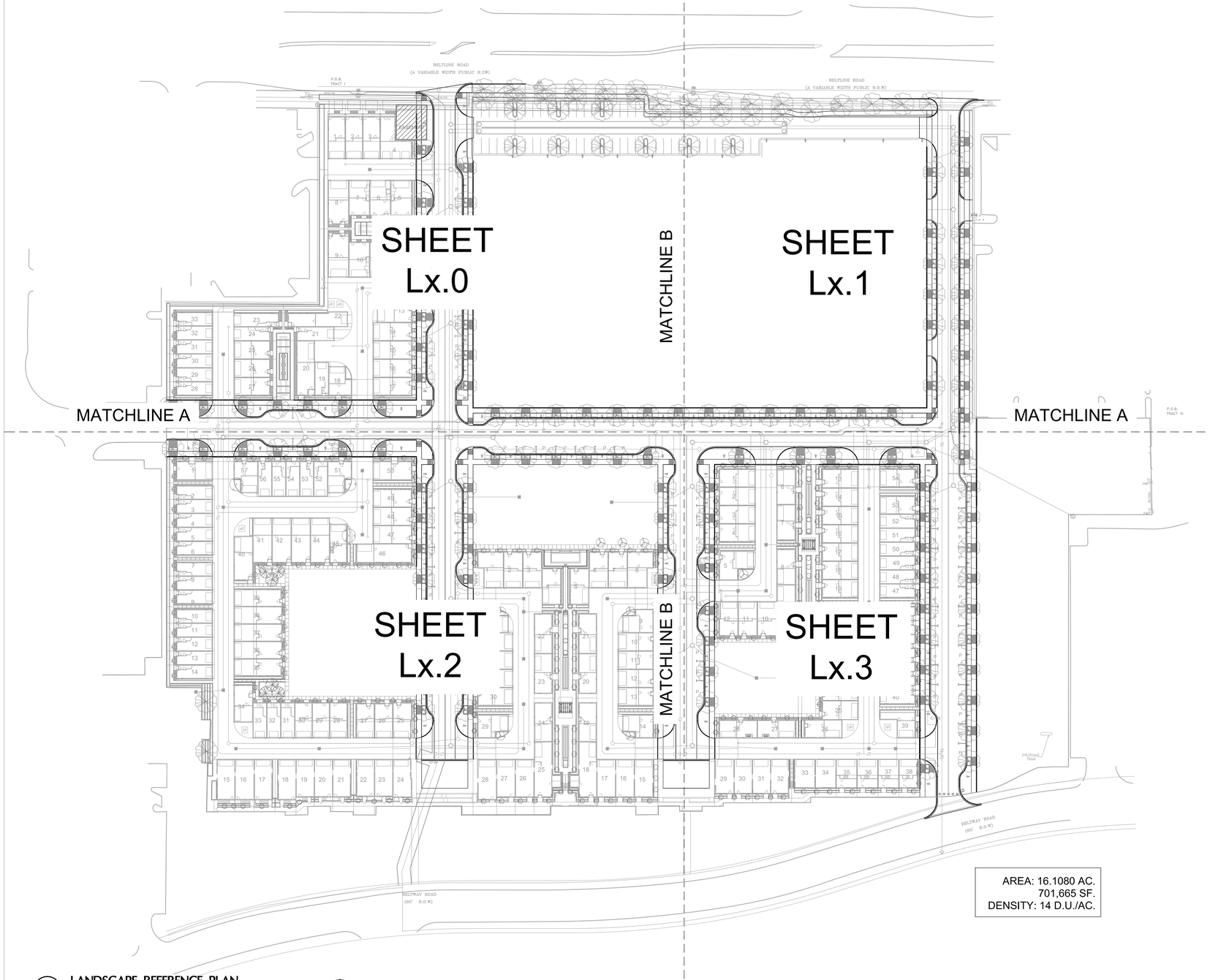
SITE PLAN AND UTILITY PLAN BLOCK E

ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	6 OF 7
APPROVED: CDP		

R:\Auto\CAD Projects\DEVELOPMENT\DALLAS_PLANO_FTWORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07.5 Design\Design\Preliminary Plans - Blocks.dwg Apr 08, 2016 8:16am



1 LANDSCAPE REFERENCE PLAN

SCALE: 1" = 60'-0"

0 30 60 120

AREA: 16.1080 AC.
701,665 SF.
DENSITY: 14 D.U./AC.

TOTAL PUBLIC PARK AND GREEN SPACE AREAS

PUBLIC PARK AREA 1	= 0.5711 ACRES
PUBLIC PARK AREA 2	= 0.6015 ACRES
PUBLIC PARK AREA 3	= 0.2707 ACRES
PUBLIC PARK AREA 4	= 0.0515 ACRES
PUBLIC PARK AREA 5	= 0.0658 ACRES
TOTAL PUBLIC PARK AREA	= 1.5606 ACRES

GREEN SPACE 1	= 0.0579 ACRES
GREEN SPACE 2	= 0.1343 ACRES
GREEN SPACE 3	= 0.0534 ACRES
GREEN SPACE 4	= 0.1384 ACRES
TOTAL GREEN SPACE	= 0.3840 ACRES

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED
LANDSCAPE ARCHITECT

04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

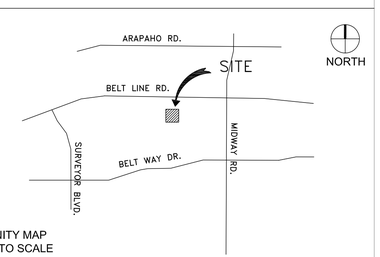
asakura robinson
Planning Urban Design Landscape Architecture

1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



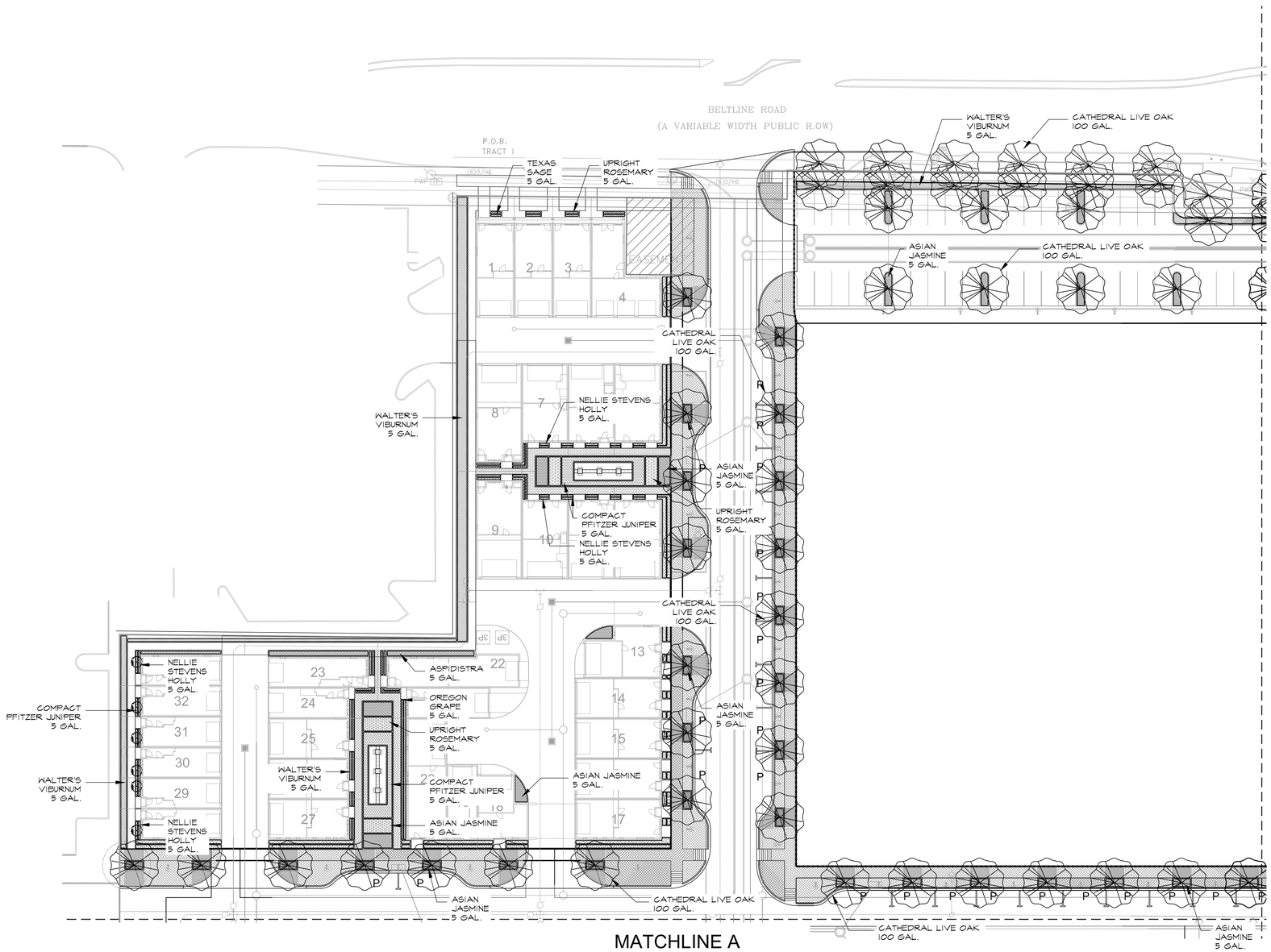
VICINITY MAP
NOT TO SCALE

L0.0 LANDSCAPE REFERENCE PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016



1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15 30 60

PLANT LEGEND

- CATHEDRAL LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- 'NATCHEZ' CRAPE MYRTLE 65 GAL.
- YAUPON HOLLY 65 GAL.
- NELLIE STEVENS HOLLY 65 GAL.
- WALTER'S VIBURNUM 5 GAL.
- NELLIE STEVENS HOLLY 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- OREGON GRAPE 5 GAL.
- COMPACT PFITZER JUNIPER 5 GAL.
- ASIAN JASMINE 5 GAL.
- ASPIDISTRA 5 GAL.
- TEXAS WISTERIA 5 GAL.
- STAR JASMINE 5 GAL.
- BERMUDA TIFWAY 419 SOD SOLID SOD

EXISTING PARKING LOT TREE NOTES:

1. ALL EXISTING PARKING LOT TREES UP TO 8" CALIPER SHALL BE RELOCATED WITHIN PROPOSED OPEN SPACE AREAS.

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

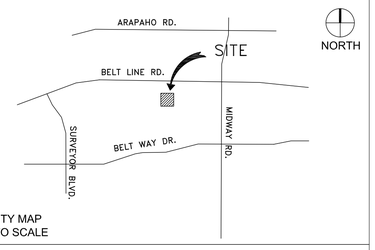
04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



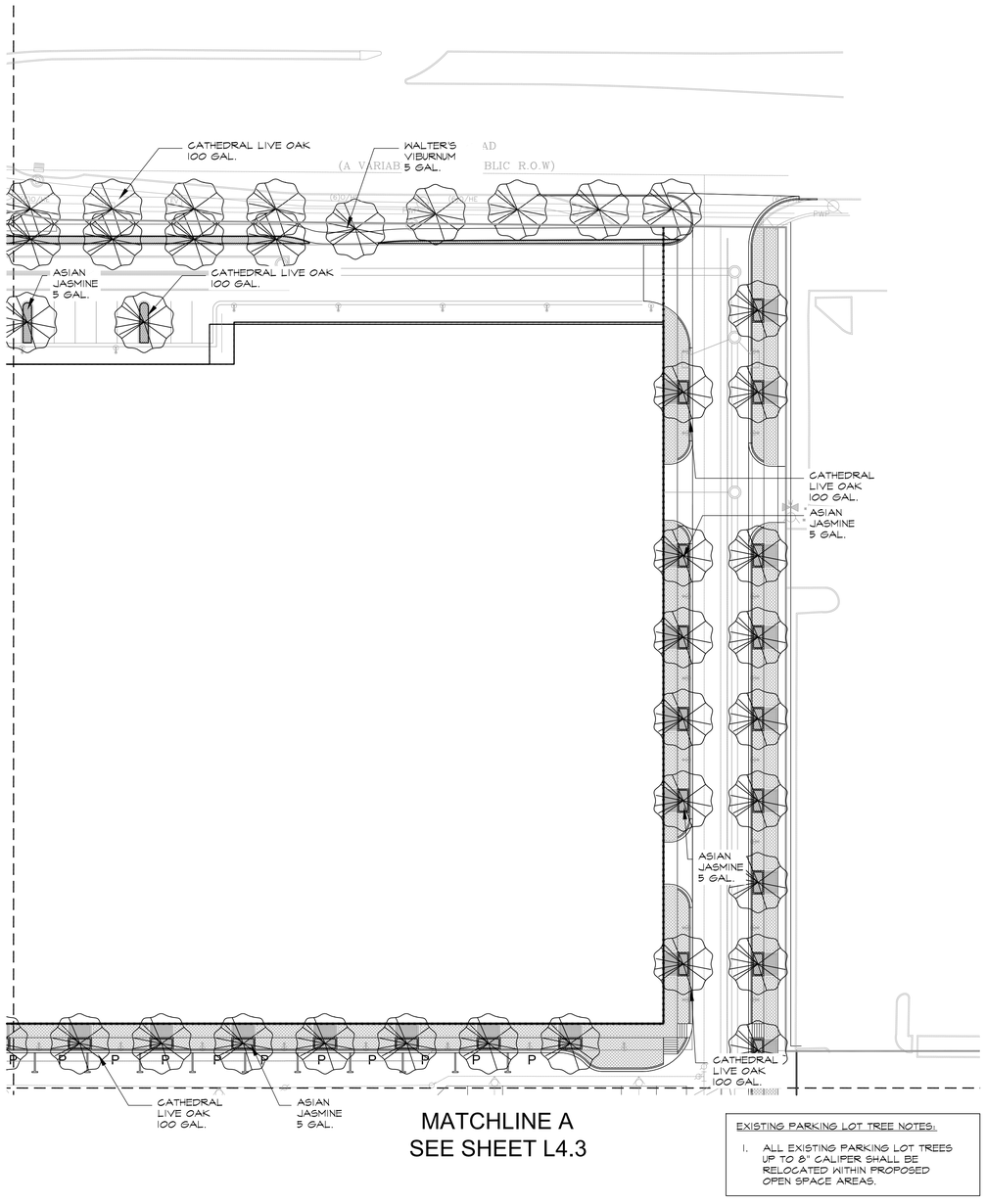
VICINITY MAP
NOT TO SCALE

L4.0 LANDSCAPE PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016



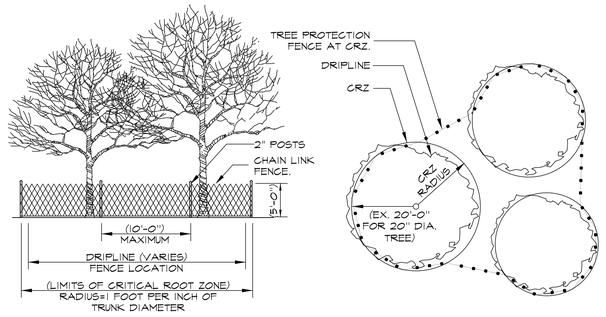
EXISTING PARKING LOT TREE NOTES:

1. ALL EXISTING PARKING LOT TREES UP TO 8" CALIPER SHALL BE RELOCATED WITHIN PROPOSED OPEN SPACE AREAS.

1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15 30 60



2 TYP. TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

1. IT IS CRUCIAL THAT TREE PROTECTION FENCE MUST BE ERECTED PRIOR TO ANY SITE DEMOLITION BEGIN.
2. TREE PROTECTION FENCE SHALL BE A MIN. 5'-0' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2'-0" MIN. INTO THE GROUND, AT APPROX. 6'-8' O.C. REFER TO PLAN FOR LOCATIONS
3. PROTECTION FENCE SHALL BE PLACED AROUND CRITICAL ROOT ZONE OF ALL TREES TO BE RETAINED.
4. UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT, OTHER FENCING MATERIAL MAY BE USED IN LIEU OF CHAIN LINK FENCE. SUCH AS:
   A. T-POSTS AT 8'-0" O.C. W/ 4' HT. BRIGHT ORANGE, LIGHT WEIGHT, REUSABLE MESH SAFETY FENCING MADE OF HIGH DENSITY POLYETHYLENE WITH 1 1/2" X 3" SIZE MESH OR SIMILAR MATERIAL.
   B. WOOD BARRICADES WHICH INCLUDED INSTALLING 2 X 4 AS POST AT 4' ABOVE GROUND AT EVERY 6' O.C. WITH (3) -2 X 4 RAILS MINIMUM.
5. UNDER NO CIRCUMSTANCES, DO NOT DRIVE OR PARK MACHINERY ON TREE ROOTS OR UNDER THE DRIPLINE.
6. AVOID DISTURBING ROOTS IN CRITICAL ROOT ZONE. IF ROOT CUTTING IS NECESSARY OR ANY DAMAGED ROOTS OCCURRED, THEY SHALL BE CUT CLEANLY WITH AN AXE A FEW INCHES CLOSER TO THE TRUNK. ANY COVERED/EXPOSED OR PRUNED TREE ROOTS MUST BE COVERED IMMEDIATELY WITH DIRT AND MULCH TO PREVENT ROOTS FROM DRYING OUT.
7. NO STORAGE OR CONCRETE DUMPING IS PERMITTED ON TREE ROOTS AND/OR UNDER DRIPLINE.
8. NO BUILDING MATERIALS ARE TO BE STACKED OR STOCKPILED WITHIN THE DRIPLINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
9. TOPSOIL SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
10. TREE BOARDING SHALL BE USED IS WORK IS REQUIRED WITH IN FENCING.
11. AVOID DISTURBING ROOTS IN CRITICAL ROOT ZONE. ANY DAMAGED ROOTS SHALL BE CUT CLEANLY WITH AN AXE A FEW INCHES CLOSER TO THE TRUNK.
12. ANY UNCOVERED/EXPOSED TREE ROOTS SHALL BE IMMEDIATELY COVERED WITH MULCH.
13. ANY UNDERSTORY CLEARING WITHIN SIX FEET OF EXISTING TREE TRUNKS SHOULD BE DONE BY HAND.

PLANT LEGEND

- CATHEDRAL LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- 'NATCHEZ' CRAPE MYRTLE 65 GAL.
- YAUPON HOLLY 65 GAL.
- NELLIE STEVENS HOLLY 65 GAL.
- WALTER'S VIBURNUM 5 GAL.
- NELLIE STEVENS HOLLY 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- OREGON GRAPE 5 GAL.
- COMPACT PFITZER JUNIPER 5 GAL.
- ASIAN JASMINE 5 GAL.
- ASPIDISTRA 5 GAL.
- TEXAS WISTERIA 5 GAL.
- STAR JASMINE 5 GAL.
- BERMUDA TIFWAY 419 SOD SOLID SOD

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED
LANDSCAPE ARCHITECT

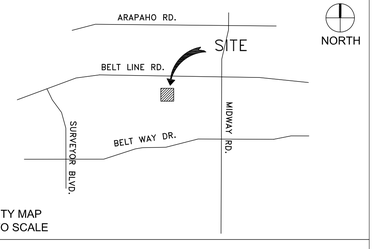
04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



VICINITY MAP
NOT TO SCALE

L4.1 LANDSCAPE PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016

MATCHLINE A
SEE SHEET L4.0

MATCHLINE B
SEE SHEET L4.3

PUBLIC PARK AREA 1

PUBLIC PARK AREA 2

PUBLIC PARK AREA 4

PUBLIC PARK AREA 5

BELTWAY ROAD
(60' R.O.W)

NELLIE STEVENS HOLLY 5 GAL.
ASPIDISTRA 5 GAL.
WALTER'S VIBURNUM 5 GAL.
YAUPON HOLLY 65 GAL.
COMPACT PFITZER JUNIPER 5 GAL.
UPRIGHT ROSEMARY 5 GAL.
ASIAN JASMINE 5 GAL.
CATHEDRAL LIVE OAK 100 GAL.
'NATCHEZ' GRAPE MYRTLE 65 GAL.
TEXAS SAGE 5 GAL.
'NELLIE STEVENS' HOLLY 65 GAL.
'LITTLE GEM' MAGNOLIA 65 GAL.
OREGON GRAPE 5 GAL.
TEXAS WISTERIA 5 GAL.
STAR JASMINE 5 GAL.

EXISTING PARKING LOT TREE NOTES:

1. ALL EXISTING PARKING LOT TREES UP TO 8" CALIPER SHALL BE RELOCATED WITHIN PROPOSED OPEN SPACE AREAS.

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

PLANT LEGEND

- CATHEDRAL LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- 'NATCHEZ' GRAPE MYRTLE 65 GAL.
- YAUPON HOLLY 65 GAL.
- NELLIE STEVENS HOLLY 65 GAL.
- WALTER'S VIBURNUM 5 GAL.
- NELLIE STEVENS HOLLY 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- OREGON GRAPE 5 GAL.
- COMPACT PFITZER JUNIPER 5 GAL.
- ASIAN JASMINE 5 GAL.
- ASPIDISTRA 5 GAL.
- TEXAS WISTERIA 5 GAL.
- STAR JASMINE 5 GAL.
- BERMUDA TIFWAY 419 SOD SOLID SOD

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

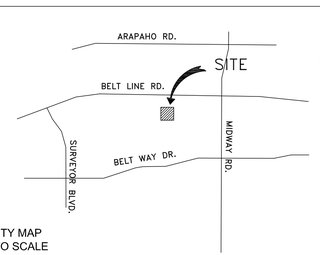
04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



VICINITY MAP
NOT TO SCALE

L4.2 LANDSCAPE PLAN

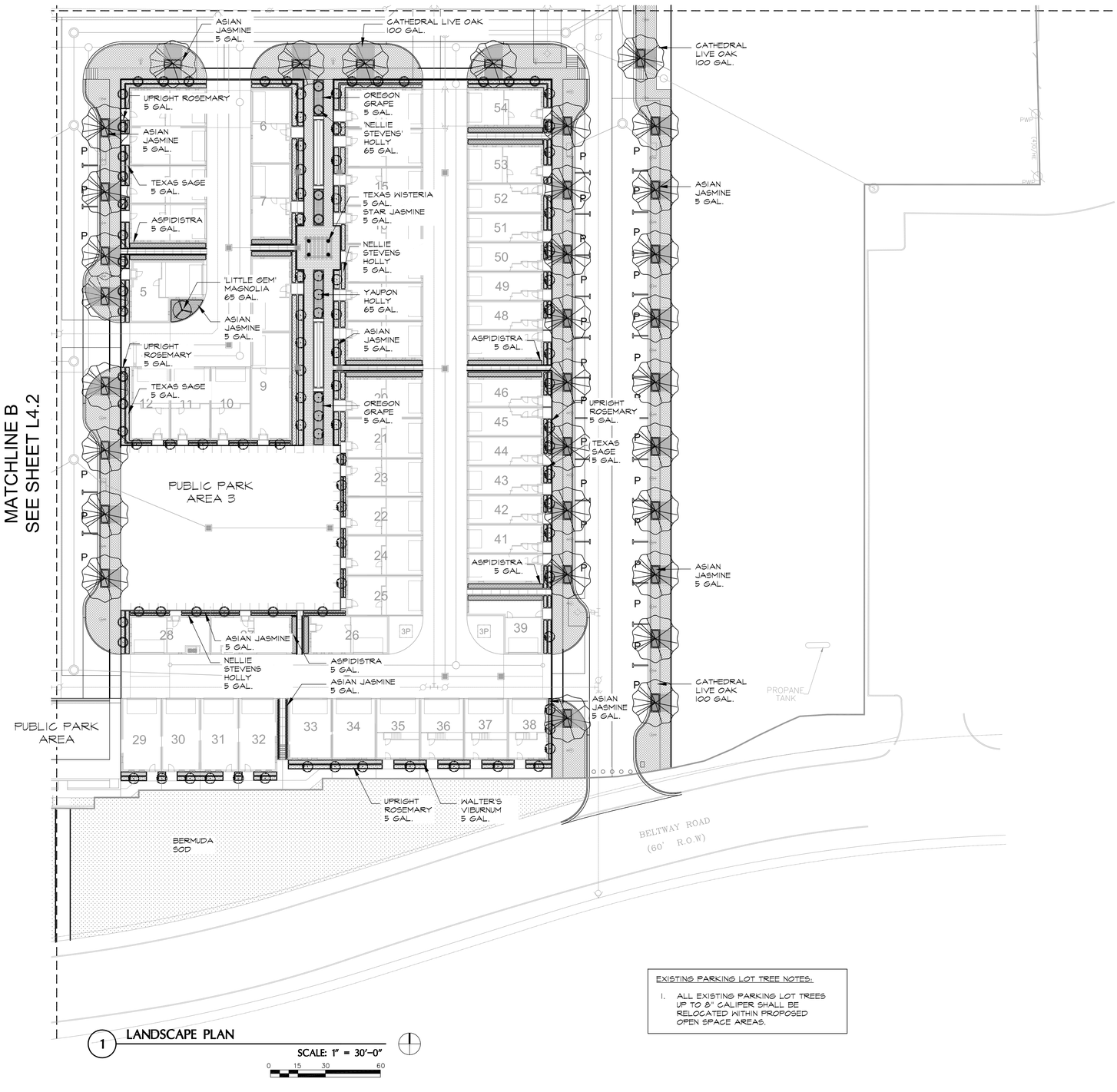
ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016

MATCHLINE A
SEE SHEET L4.1

MATCHLINE B
SEE SHEET L4.2



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

EXISTING PARKING LOT TREE NOTES:

1. ALL EXISTING PARKING LOT TREES UP TO 8" CALIPER SHALL BE RELOCATED WITHIN PROPOSED OPEN SPACE AREAS.

PLANT LEGEND

- CATHEDRAL LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- 'NATCHEZ' CRAPE MYRTLE 65 GAL.
- YAUPON HOLLY 65 GAL.
- NELLIE STEVENS HOLLY 65 GAL.
- WALTER'S VIBURNUM 5 GAL.
- NELLIE STEVENS HOLLY 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- OREGON GRAPE 5 GAL.
- COMPACT PFITZER JUNIPER 5 GAL.
- ASIAN JASMINE 5 GAL.
- ASPIDISTRA 5 GAL.
- TEXAS WISTERIA 5 GAL.
- STAR JASMINE 5 GAL.
- BERMUDA TIFWAY 419 SOD SOLID SOD

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

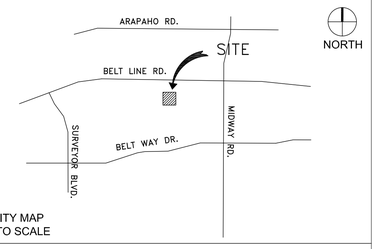
04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning. Urban Design. Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



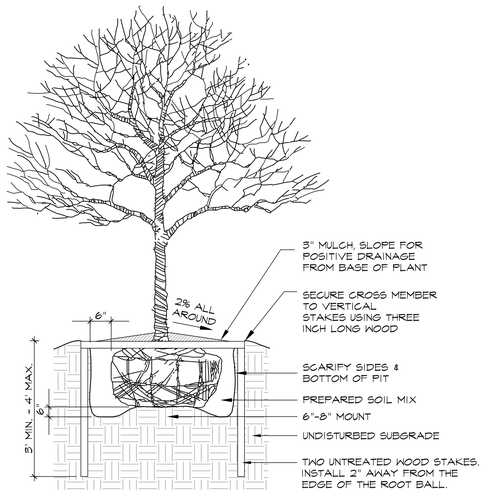
VICINITY MAP
NOT TO SCALE

L4.3 LANDSCAPE PLAN

ADDISON GROVE

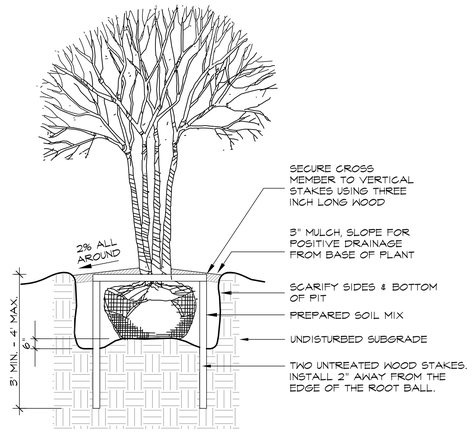
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016



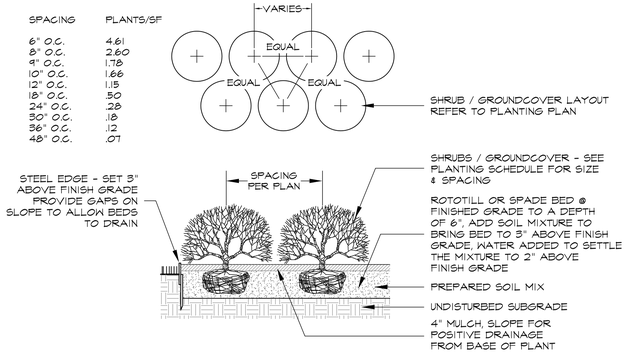
1 TYP. TREE PLANTING DETAIL

N.T.S.



2 TYP. MULTI-TRUNKS TREE PLANTING DETAIL

N.T.S.



3 TYP. SHRUB / GROUND COVER PLANTING DETAIL & SPACING CHART

N.T.S.

PLANT SCHEDULE

	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
		CANOPY TREES / ORNAMENTAL TREES				
	159	Cathedral Live Oak Quercus Virginiana 'Cathedral'	100 Gal. 4"-5"	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED
	13	'Little Gem' Magnolia Magnolia grandiflora 'Little Gem'	100 Gal. 4"-5"	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED
	42	Natchez Crape Myrtle Lagerstroemia x 'Natchez'	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
	185	Yaupon Holly Ilex vomitoria	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
	75	Nellie Stevens Holly Ilex x 'Nellie R. Stevens'	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
		SHRUBS / GROUND COVER				
	6,600 sf	Walter's Viburnum Myrica cerifera	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	5,300 sf	Nellie Stevens Holly Podocarpus macrophyllus	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	1,600 sf	Texas Sage Leucophyllum frutescens	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	3,300 sf	Upright Rosemary Rosmarinus officinalis	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	1,200 sf	Oregon Grape Mahonia aquifolium	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	4,800 sf	Compact Pfitzer Juniper Juniperus chinensis var. chinensis 'Compact Pfitzer'	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	9,000 sf	Asian Jasmine Trachelospermum asiaticum	5 Gal.	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 12" O.C. TRIANGULAR SPACING
	3,900 af	Aspidistra Aspidistra elatior	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
		ORNAMENTAL VINES				
	29	Texas Wisteria Wisteria macrostachya	1 Gal.	10"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 36" O.C. ALONG WALL
	29	Star Jasmine Trachelospermum jasminoides	1 Gal.	10"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 36" O.C. ALONG WALL
		TURF GRASS				
	110,000 sf	Bermuda Tifway 419 Cynodon dactylon 'Tifway 419'				SOLID SOD

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
8. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
10. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
12. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
13. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
14. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
15. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
16. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
17. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/AMERICAN ASSOCIATION OF NURSERYMEN (AAN): ANSI Z60.1 1-069 "NURSERY STOCK".
18. "GRADES AND STANDARDS", LATEST EDITION OF TEXAS ASSOCIATION OF NURSERYMEN SPECIFICATIONS, AUSTIN, TEXAS 78704.
19. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN FURNISHING, TRANSPORTING, AND INSTALLING MATERIALS.
20. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
21. PLANTING SOIL QUALITY ASSURANCE:
    A. IF REQUESTED BY OWNER, ALL SOIL COMPONENTS SHALL BE TESTED BY LOCAL OR STATE TESTING LABORATORY FOR CONFORMITY TO THE SPECIFICATIONS:
    B. CONTRACTOR SHALL SUBMIT PROPOSED LABORATORY NAME, ADDRESS, AND TELEPHONE NUMBERS FOR APPROVAL.

04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P| 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

L4.4 LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (26mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"–6" (10cm–15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

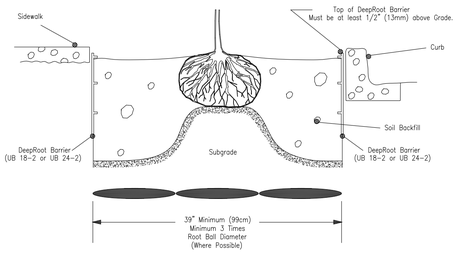
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



1 TYP. ROOT BARRIER DETAIL @ SIDEWALK

N.T.S.

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

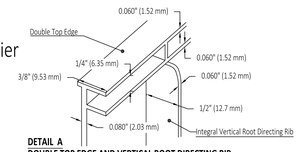
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

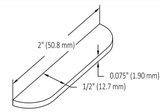
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

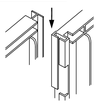
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



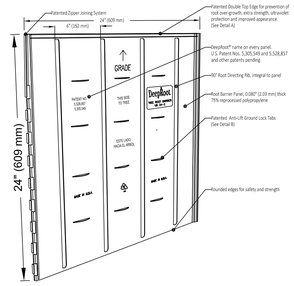
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



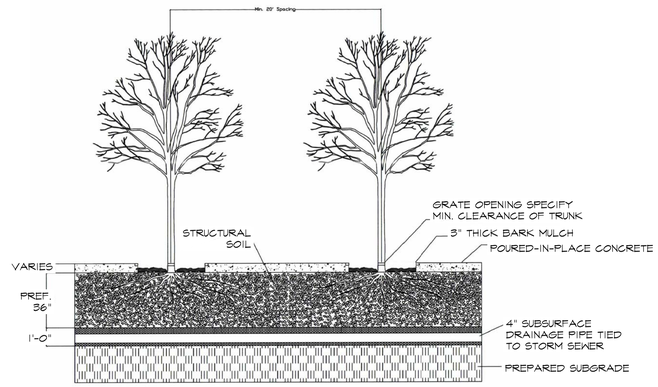
DETAIL D - TREE ROOT BARRIER PANEL

© Copyright 2014 DeepRoot Green Infrastructure, LLC

NOTE:
CONTRACTOR TO INSTALL DEEPROOT TREE ROOT BARRIER AT ALL SIDES OF EXISTING TREE ROOT. VERIFY WITH DEEPROOT REP FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION.

2 TYP. ROOT BARRIER DETAIL @ SIDEWALK

N.T.S.



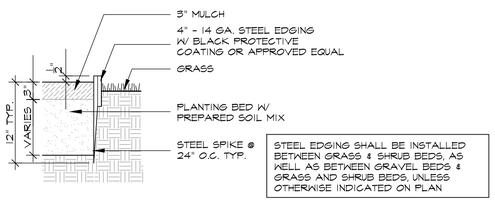
TYPICAL STREET TREE PLANTING - VIEW 2

NOTES:

1. STRUCTURAL SOIL SHALL BE INSTALLED BETWEEN ALL TREE WELLS TO CREATE A CONTINUOUS 5' WIDE SOIL TRENCH.
2. CONTRACTOR TO USE CU-SOIL STRUCTURAL SOIL OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. SOIL MIXTURE SHALL BE COORDINATED WITH THE MANUFACTURER AND APPROVED BY THE CITY.

3 TYPICAL SECTION DETAIL AT STRUCTURAL SOIL

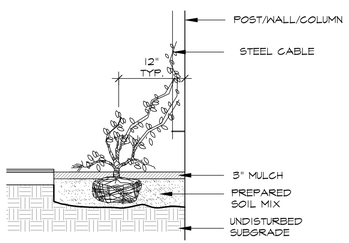
N.T.S.



STEEL EDGING SHALL BE INSTALLED BETWEEN GRASS & SHRUB BEDS, AS WELL AS BETWEEN GRAVEL BEDS & GRASS AND SHRUB BEDS, UNLESS OTHERWISE INDICATED ON PLAN

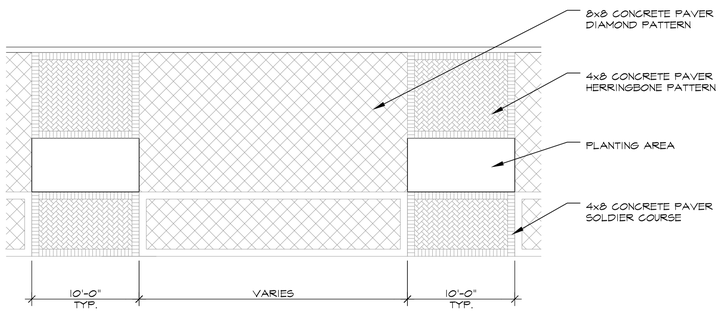
4 TYP. STEEL EDGING DETAIL

N.T.S.



5 TYP. VINE PLANTING DETAIL

NTS



6 TYPICAL PAVING DETAIL

N.T.S.

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning. Urban Design. Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

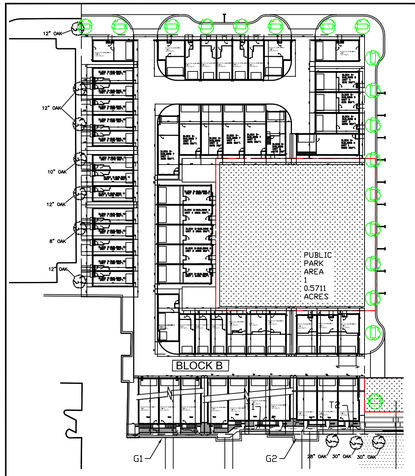
CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

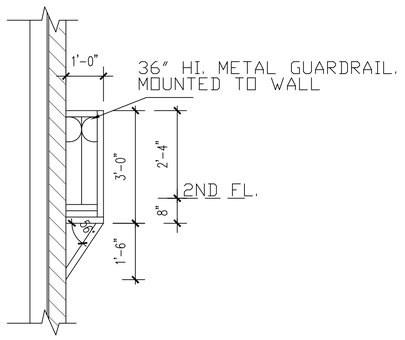
L4.5 LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

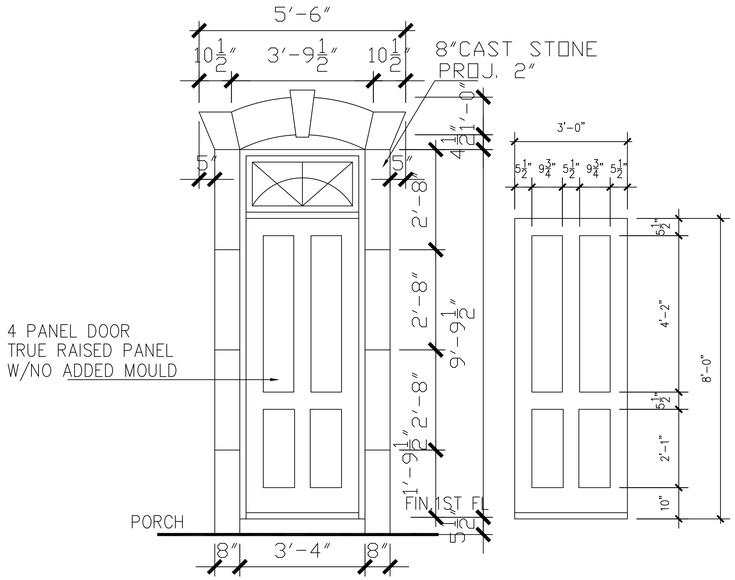
DATE PREPARED: APRIL 11, 2016





METAL RAIL. (C)

SCALE:1/2"=1'-0"



PEDIMENT 1

SCALE: 1/2" = 1'-0"

ADDITIONAL BUILDING MATERIALS

LEGEND:

BRICK

CAST STONE OR SPLIT FACED CMU

UNIT 1&3
- CAST STONE PEDIMENT AT ENTRY
- CAST STONE KEY STONES
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- GALV. METAL FLASHING CAP.
- CONC. STEP

UNIT 2
- BRICK PEDIMENT AT ENTRY
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- CONC. STEP

SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	0	0
BRICK	1857	93.9%
CAST STONE OR SPLIT FACED CMU	121	6.1%
GLAZING	698	26.1%
TOTAL SURFACE AREA	2676	

FACADE PLAN NOTES

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

UNIT 1 UNIT 2 UNIT 3

south/front elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

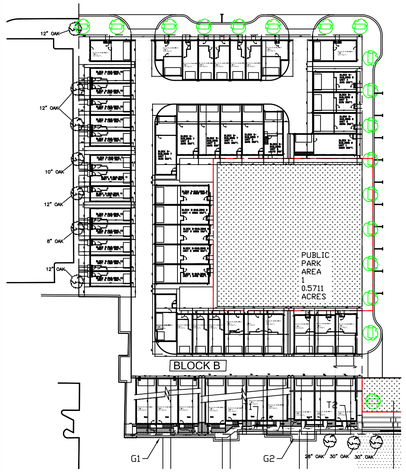
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 1

FRONT ELEVATION

PLAN NO.'S
UNIT 1 2929
UNIT 2 3061
UNIT 3 2929

SHEET NO.
A-3.1



LEGEND:

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1&3
- * STANDING SEAM METAL ROOF
- * METAL CLAD WOOD WINDOWS
- * 42" HI. IRON WROUGHT RAIL.
- * GALV. METAL FLASHING CAP.
- * OGEE GUTTER

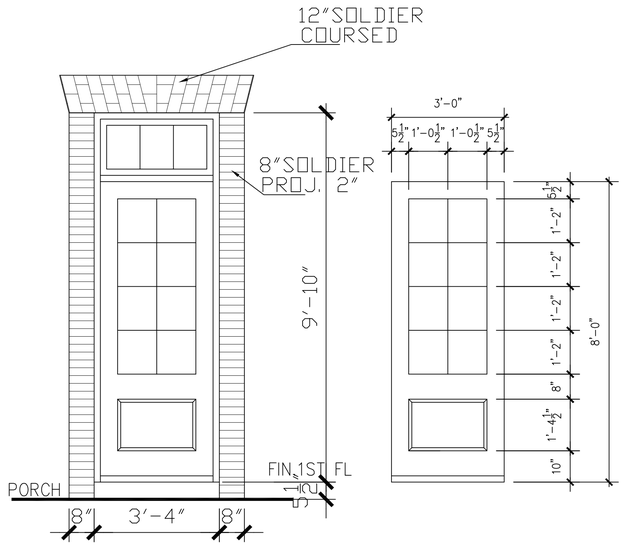
UNIT 2
- * STANDING SEAM METAL ROOF
- * METAL CLAD WOOD WINDOWS
- * 42" HI. IRON WROUGHT RAIL.
- * OGEE GUTTER

NORTH/REAR

MATERIAL CALCULATION TABLE		
SIDING	201	8.6%
BRICK	2134	91.4%
CAST STONE OR SPLIT FACED CMU	0	0%
GLAZING	660	22.0%
TOTAL SURFACE AREA	2995	

FACADE PLAN NOTES

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



PEDIMENT 2

SCALE: 1/2" = 1'-0"

north/rear elevation

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

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue:

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

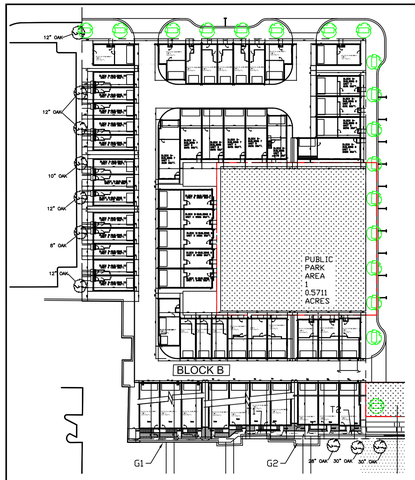
BLOCK B - BUILDING 1

REAR ELEVATIONS

PLAN NO.'S	
UNIT 1	2929
UNIT 2	3061
UNIT 3	2929

SHEET NO.

A-3.2



LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

ADDITIONAL BUILDING MATERIALS

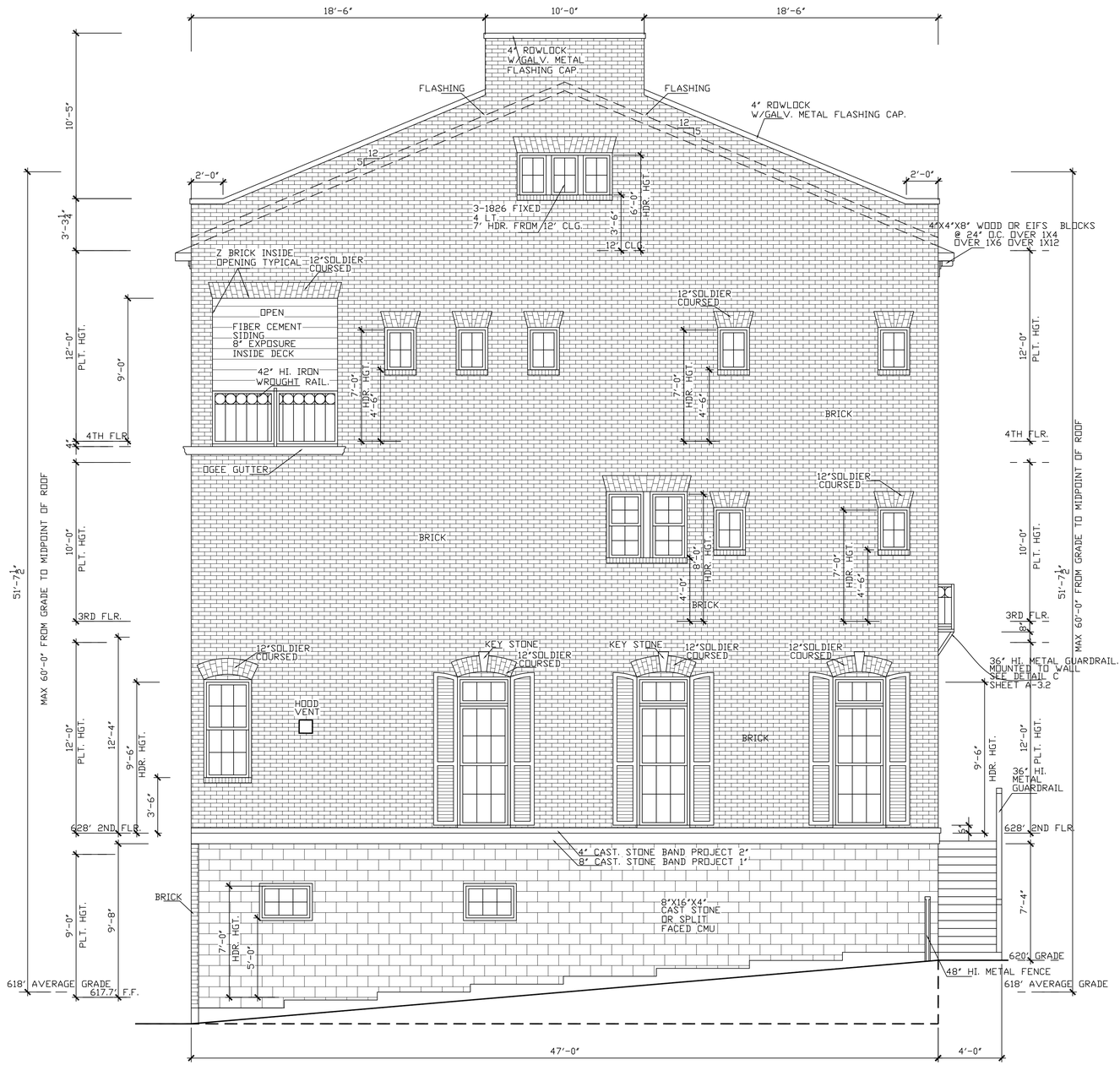
- CAST STONE KEY STONES
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- 42" HI. IRON WROUGHT RAIL.
- FIXED SHUTTERS
- GALV. METAL FLASHING CAP.
- OGEE GUTTER

WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	74	3.2%
BRICK	1807	78.1%
CAST STONE OR SPLIT FACED CMU	432	18.7%
GLAZING	200	8.0%
TOTAL SURFACE AREA	2513	

FACADE PLAN NOTES

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



UNIT 1

west/left elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

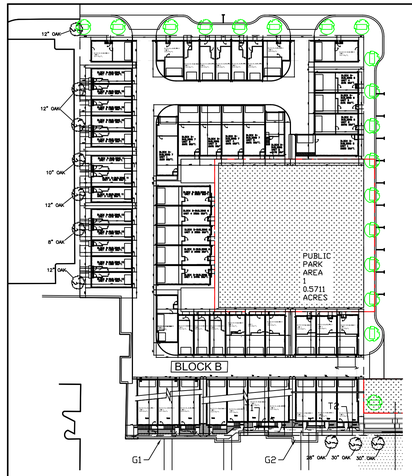
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 1

LEFT ELEVATIONS

PLAN NO.'S
UNIT 1 2929
UNIT 2 3061
UNIT 3 2929

SHEET NO.
A-3.3



ADDITIONAL BUILDING MATERIALS

LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

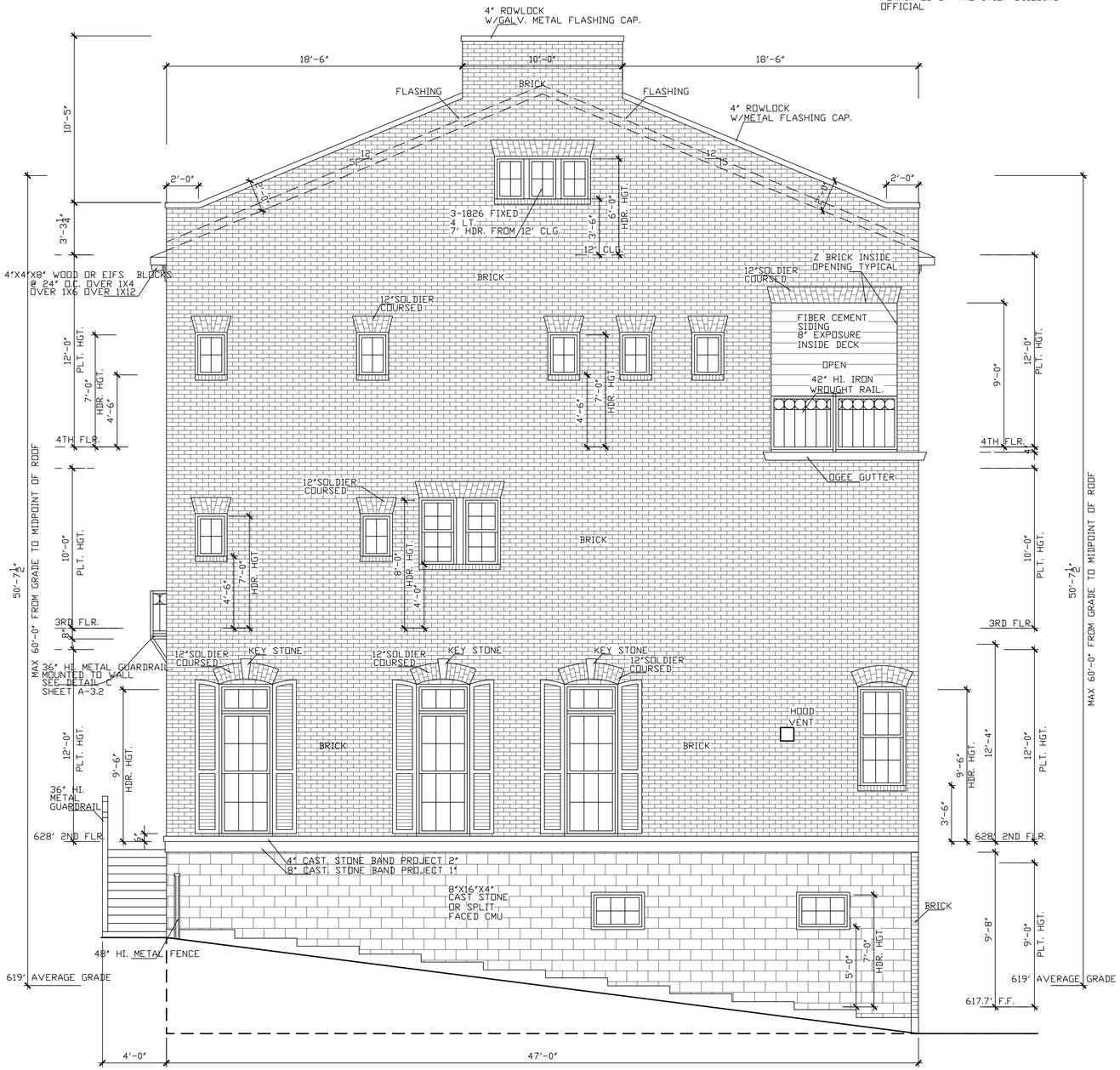
- CAST STONE KEY STONES
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- 42" HI. IRON WROUGHT RAIL.
- FIXED SHUTTERS
- GALV. METAL FLASHING CAP.
- OGEE GUTTER

EAST/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	74	3.3%
BRICK	1808	79.8%
CAST STONE OR SPLIT FACED CMU	384	16.9%
GLAZING	200	8.1%
TOTAL SURFACE AREA	2466	

FACADE PLAN NOTES

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



UNIT 3

east/right elevation

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

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

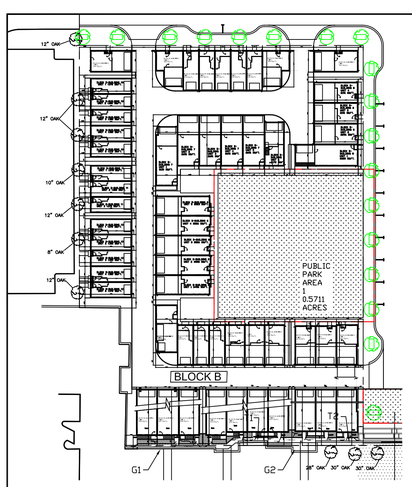
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 1

RIGHT ELEVATIONS

PLAN NO.'S
UNIT 1 2929
UNIT 2 3061
UNIT 3 2929

SHEET NO.
A-3.4



ADDITIONAL BUILDING MATERIALS

UNIT 1&3
- CAST STONE PEDIMENT AT ENTRY
- CAST STONE KEY STONES
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- GALV. METAL FLASHING CAP.
- CONC. STEP

UNIT 2
- BRICK PEDIMENT AT ENTRY
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- CONC. STEP

LEGEND:

BRICK

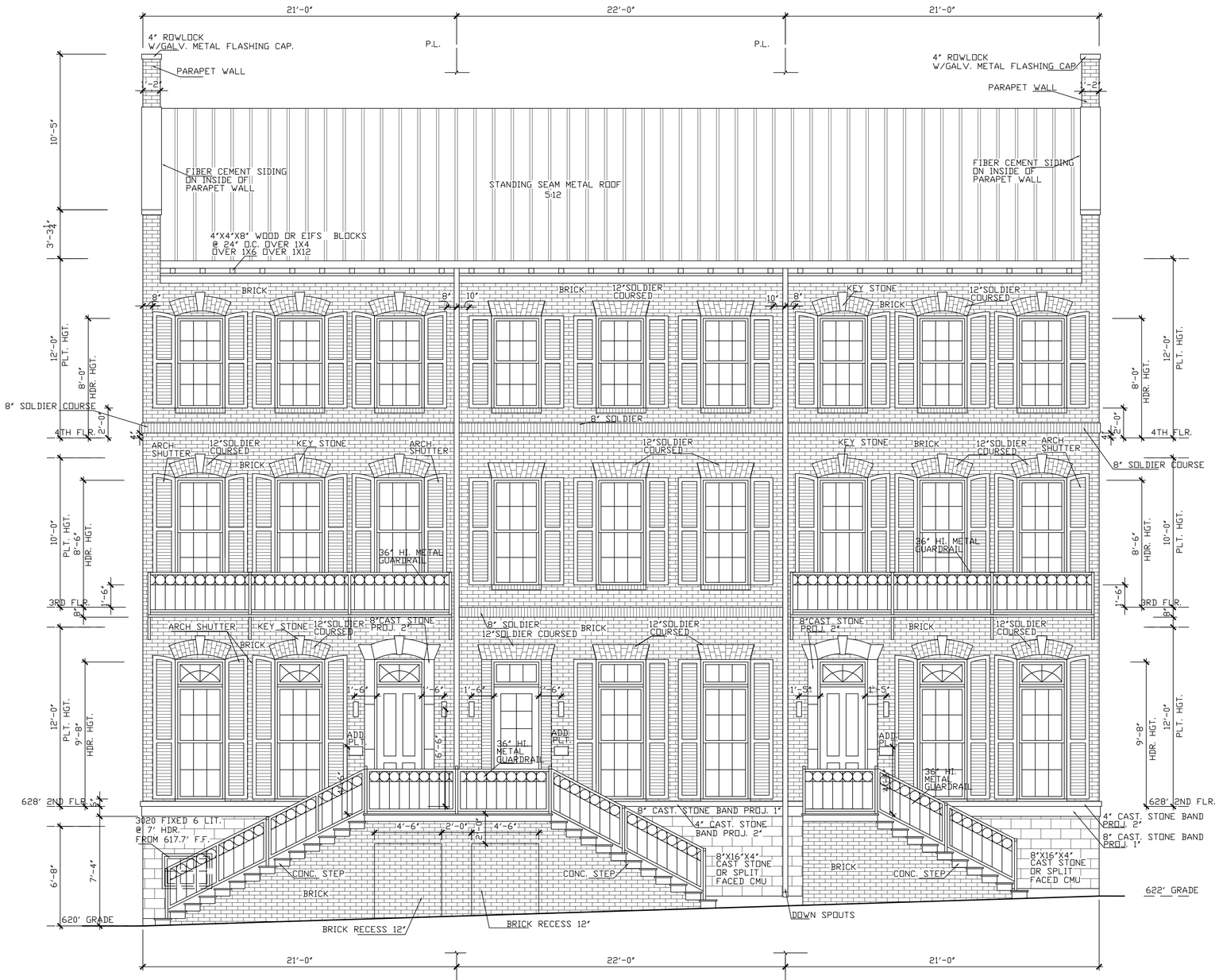
CAST STONE OR SPLIT FACED CMU

SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	0	0
BRICK	1857	93.9%
CAST STONE OR SPLIT FACED CMU	121	6.1%
GLAZING	698	26.1%
TOTAL SURFACE AREA	2676	

FACADE PLAN NOTES

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



south/front elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

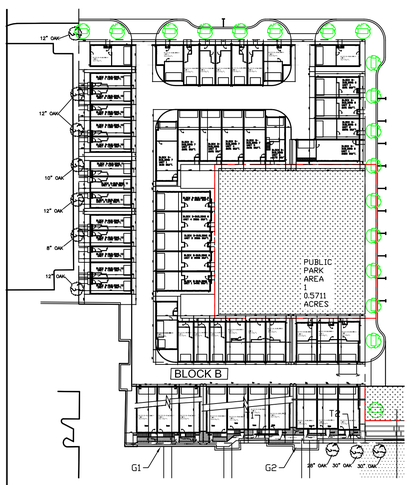
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

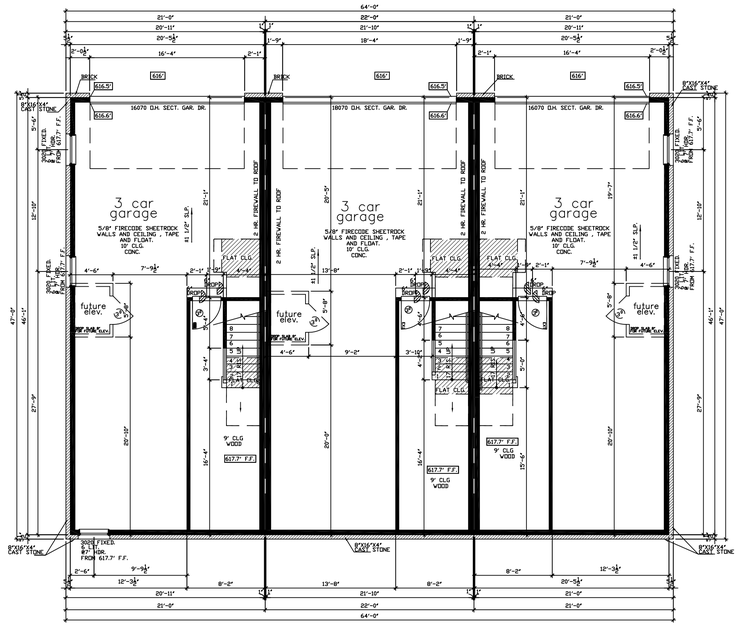
BLOCK B - BUILDING 1

FRONT ELEVATION

PLAN NO.'S
UNIT 1 2929
UNIT 2 3061
UNIT 3 2929

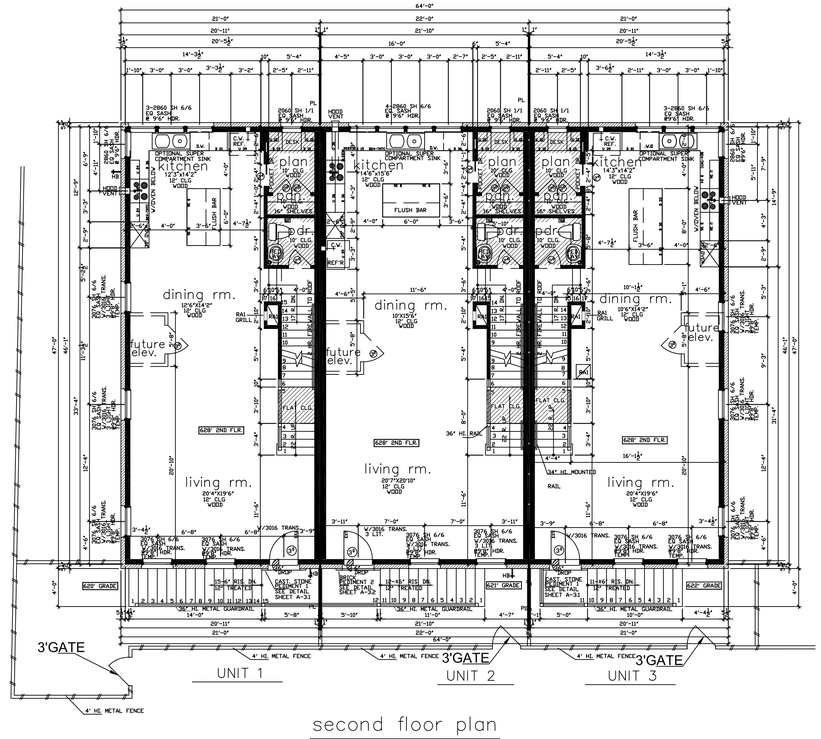
SHEET NO.
A-3.5





first floor plan

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



second floor plan

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

unit 1 square footage	
FIRST FLOOR	210
SECOND FLOOR	987
THIRD FLOOR	987
FOURTH FLOOR	745
TOTAL LIVING AREA	2929
GARAGE	773
PORCH	0
ROOF DECK	193
TOTAL SLAB AREA	987

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	210
SECOND FLOOR	1034
THIRD FLOOR	1034
FOURTH FLOOR	783
TOTAL LIVING AREA	3061
GARAGE	824
PORCH	0
ROOF DECK	203
TOTAL SLAB AREA	1012

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3 square footage	
FIRST FLOOR	210
SECOND FLOOR	987
THIRD FLOOR	987
FOURTH FLOOR	745
TOTAL LIVING AREA	2929
GARAGE	773
PORCH	0
ROOF DECK	193
TOTAL SLAB AREA	966

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

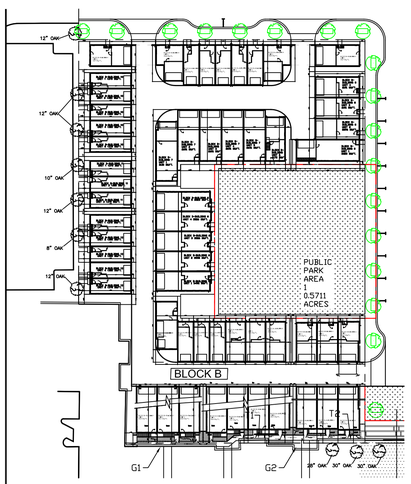
Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 04/07/2016

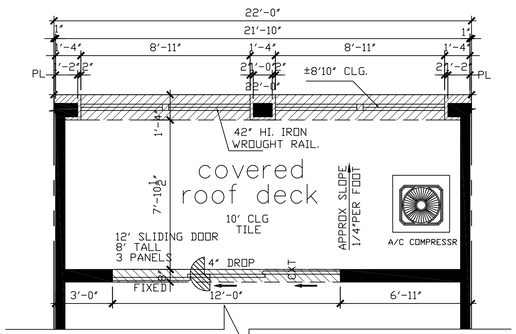
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 1
FLOOR PLAN

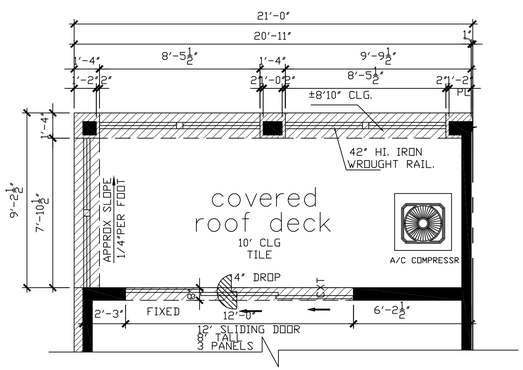
PLAN NO.S	
UNIT 1	2929
UNIT 2	3061
UNIT 3	2929

SHEET NO.
A-2.1

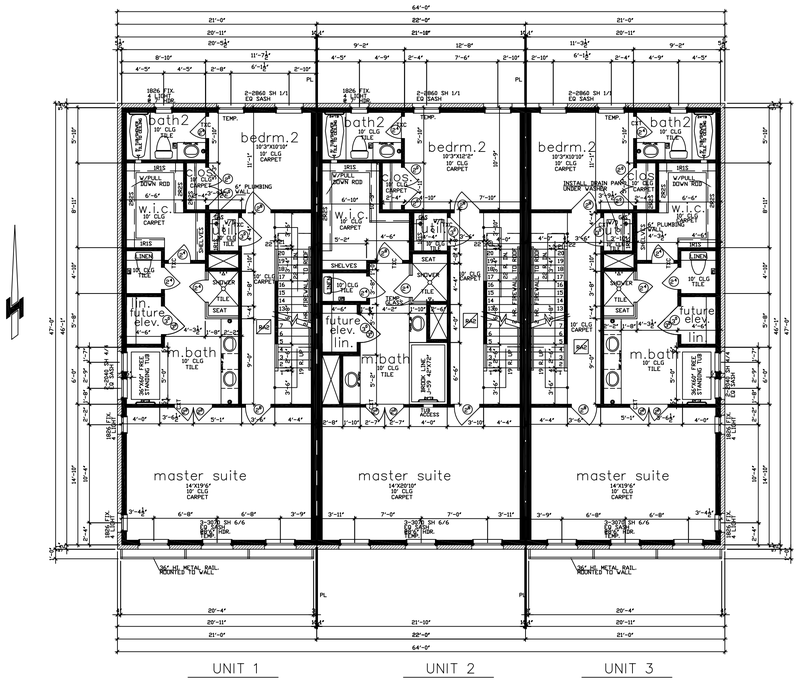




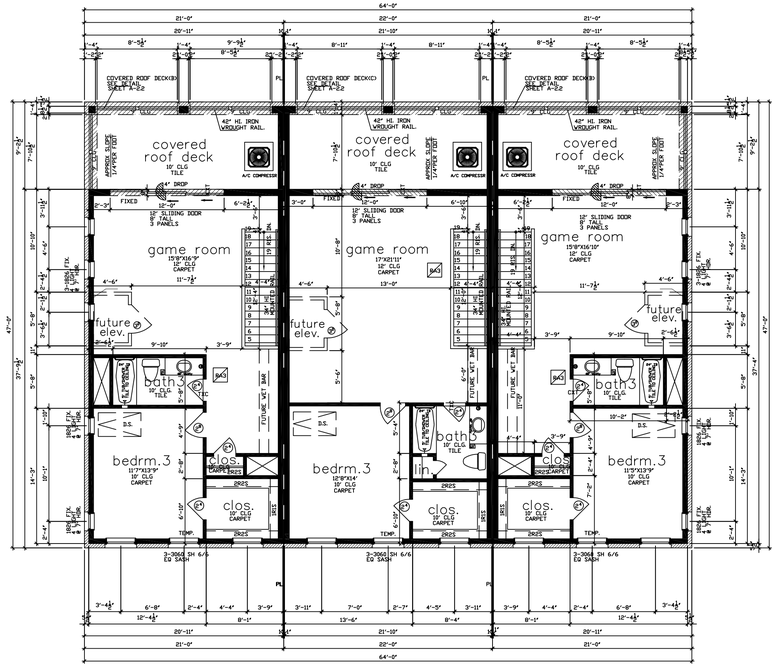
COVERED ROOF DECK(C)
SCALE: 1/4" = 1'-0"



COVERED ROOF DECK(B)
SCALE: 1/4" = 1'-0"



third floor plan
SCALE: 1/8" = 1'-0"



fourth floor plan
SCALE: 1/8" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

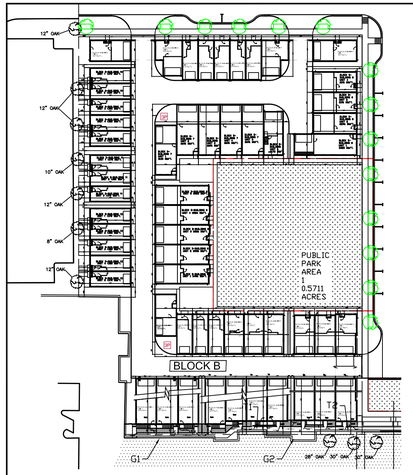
Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 04/07/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 1
FLOOR PLAN

PLAN NO.'S
UNIT 1 2929
UNIT 2 3061
UNIT 3 2929

SHEET NO.
A-2.2



LEGEND:

BRICK

FIBER CEMENT SIDING

CAST STONE OR SPLIT FACED CMU

ADDITIONAL BUILDING MATERIALS

UNIT 1&4
* CAST STONE PEDIMENT AT ENTRY
* CAST STONE KEY STONES
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* 4X4X8" WOOD OR EIFS BLOCKS
* FIXED SHUTTERS
* CONC. STEPS

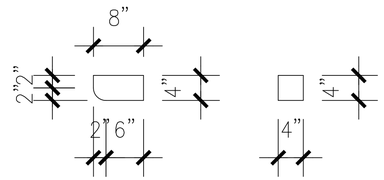
UNIT 2&3
* BRICK PEDIMENT AT ENTRY
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* 42" HIGH WROUGHT IRON RAILING
* METAL CANOPY
* 4X4X8" WOOD OR EIFS BLOCKS
* CONC. STEPS

SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	63	2.6%
BRICK	2103	88.7%
CAST STONE OR SPLIT FACED CMU	206	8.7%
GLAZING	918	27.9%
TOTAL SURFACE AREA	3290	

FACADE PLAN NOTES

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



WOOD OR EIFS BLOCKS(D)

SCALE: 1" = 1'-0"

south/front elevation(w/ fence)

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

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXASINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 2

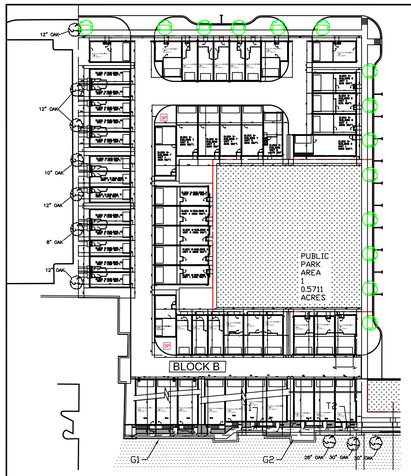
FRONT ELEVATION

PLAN NO.'S

UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

SHEET NO.

A-3.1



LEGEND:

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 42" HIGH WROUGHT IRON RAILING
* 4X4X8" WOOD OR EIFS BLOCKS

NORTH/REAR

MATERIAL CALCULATION TABLE		
SIDING	151	5.2%
BRICK	2768	94.8%
CAST STONE OR SPLIT FACED CMU	0	0
GLAZING	638	15.7%
TOTAL SURFACE AREA	4057	

FACADE PLAN NOTES

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

UNIT 4 | UNIT 3 | UNIT 2 | UNIT 1

north/rear elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

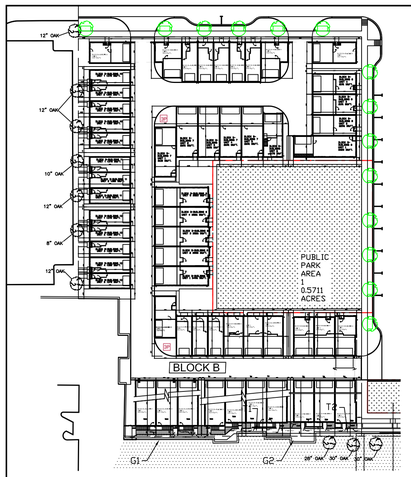
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 2
REAR ELEVATION

PLAN NO.'S

UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

SHEET NO.
A-3.3



LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

ADDITIONAL BUILDING MATERIALS

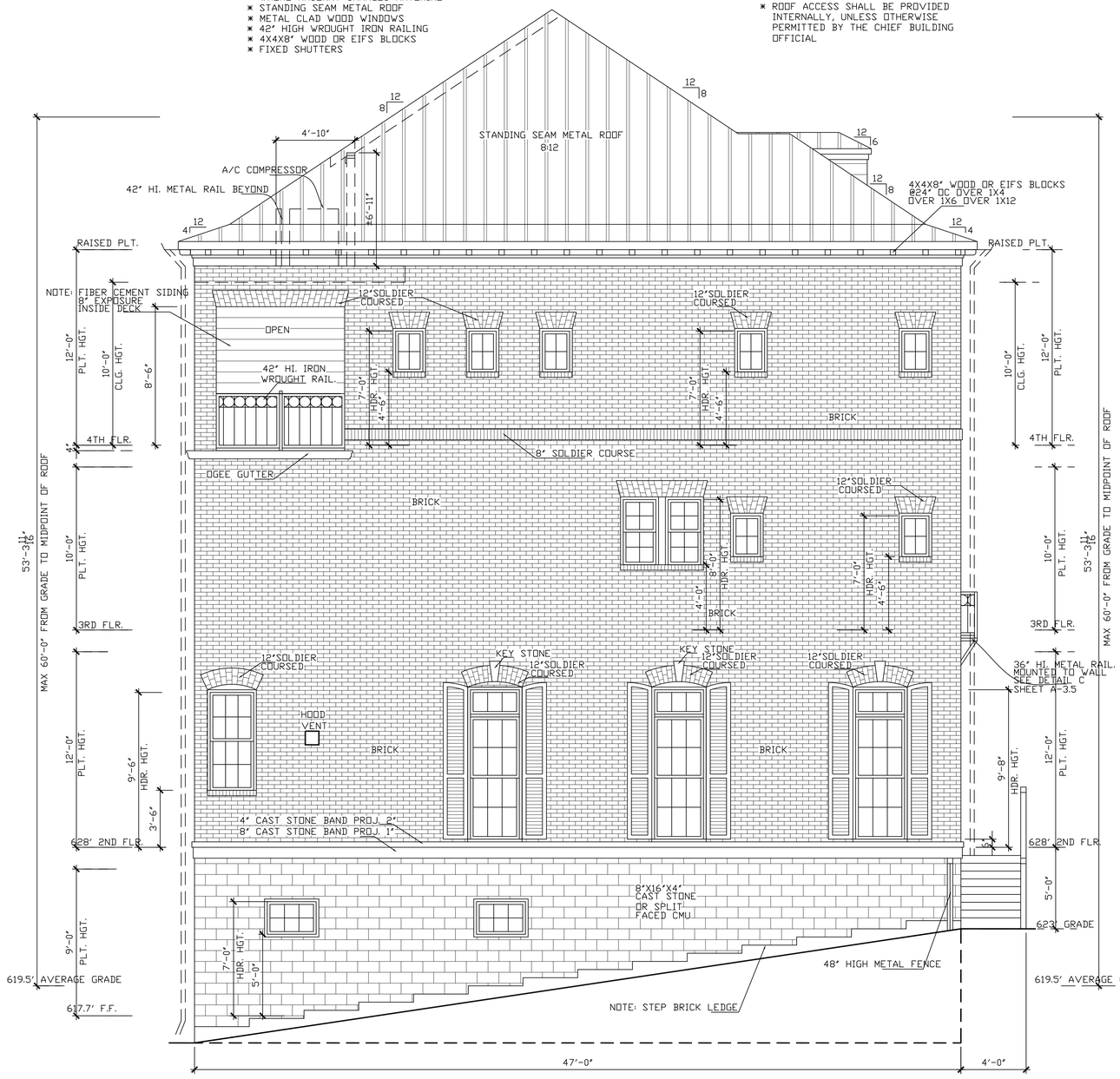
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 42" HIGH WROUGHT IRON RAILING
- 4X4X8" WOOD OR EIFS BLOCKS
- FIXED SHUTTERS

WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	72	3.7%
BRICK	1436	74.7%
CAST STONE OR SPLIT FACED CMU	415	21.6%
GLAZING	155	7.5%
TOTAL SURFACE AREA	2078	

FACADE PLAN NOTES

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



UNIT 1

west/left elevation

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

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: F.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

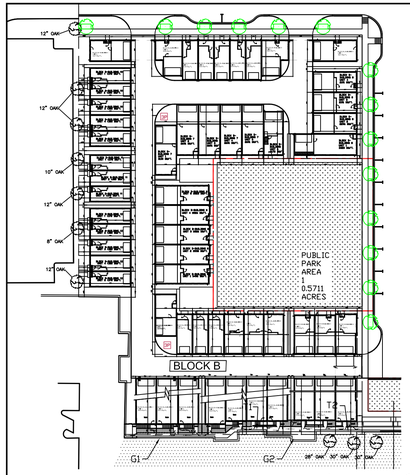
BLOCK B - BUILDING 2

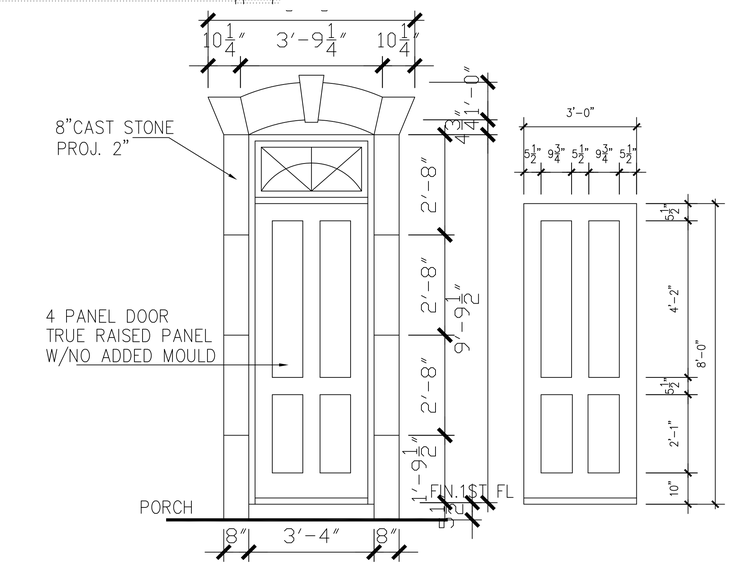
LEFT ELEVATIONS

PLAN NO.'S

UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

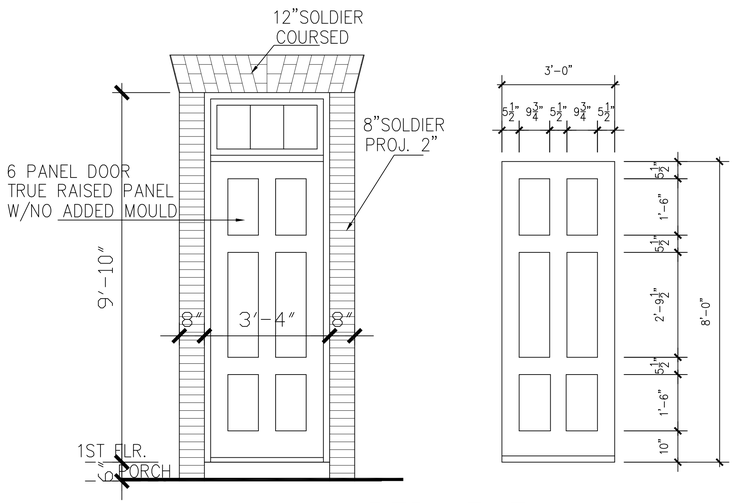
SHEET NO.
A-3.4





PEDIMENT

SCALE: 1/2" = 1'-0"



PEDIMENT

SCALE: 1/2" = 1'-0"

LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

ADDITIONAL BUILDING MATERIALS

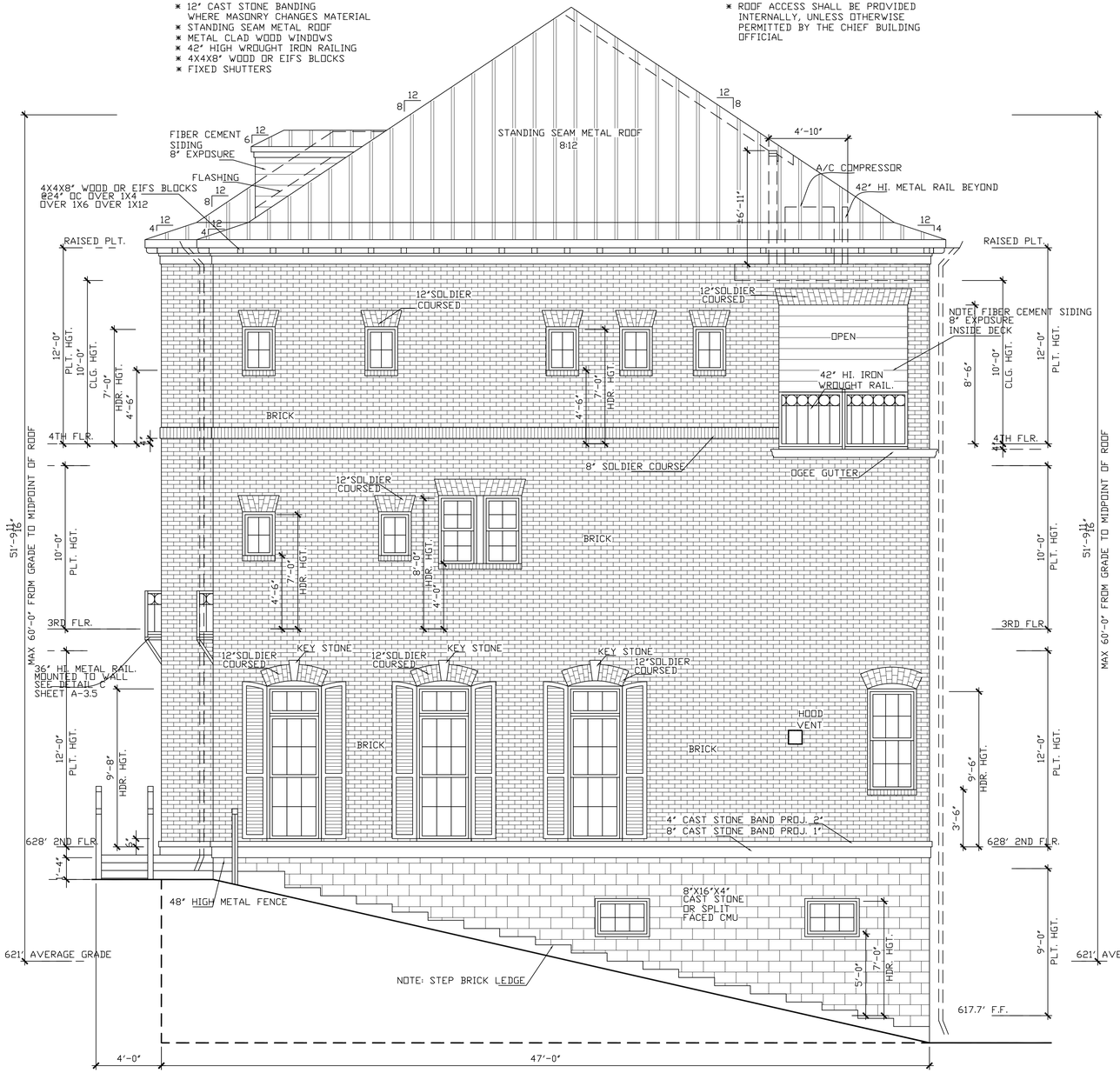
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 42" HIGH WROUGHT IRON RAILING
- 4X4X8" WOOD OR EIFS BLOCKS
- FIXED SHUTTERS

EAST/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	70	3.8%
BRICK	1445	78.4%
CAST STONE OR SPLIT FACED CMU	329	17.8%
GLAZING	155	7.8%
TOTAL SURFACE AREA	1999	

FACADE PLAN NOTES

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



UNIT 7

east/right elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

BLOCK B - BUILDING 2

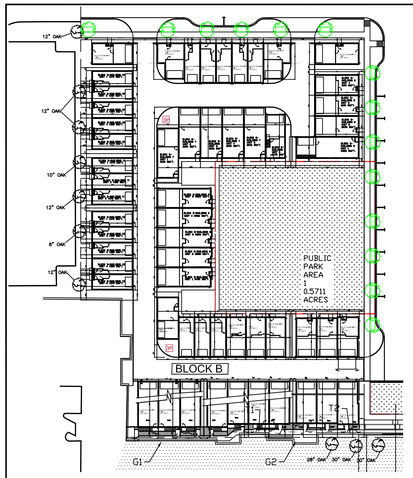
RIGHT ELEVATION

PLAN NO.'S

UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

SHEET NO.

A-3.2



LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

ADDITIONAL BUILDING MATERIALS

UNIT 1&4
- * CAST STONE PEDIMENT AT ENTRY
- * CAST STONE KEY STONES
- * 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- * STANDING SEAM METAL ROOF
- * METAL CLAD WOOD WINDOWS
- * 36" HIGH METAL GUARDRAILS
- * 4X4X8" WOOD OR EIFS BLOCKS
- * FIXED SHUTTERS
- * CONC. STEPS

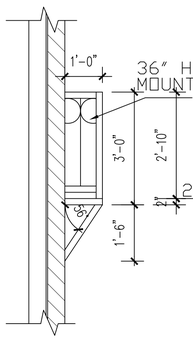
UNIT 2&3
- * BRICK PEDIMENT AT ENTRY
- * 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- * STANDING SEAM METAL ROOF
- * METAL CLAD WOOD WINDOWS
- * 36" HIGH METAL GUARDRAILS
- * 42" HIGH WROUGHT IRON RAILING
- * METAL CANOPY
- * 4X4X8" WOOD OR EIFS BLOCKS
- * CONC. STEPS

SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	63	2.6%
BRICK	2103	88.7%
CAST STONE OR SPLIT FACED CMU	206	8.7%
GLAZING	918	27.9%
TOTAL SURFACE AREA	3290	

FACADE PLAN NOTES

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



METAL RAIL. (C)
SCALE:1/2"=1'-0"

south/front elevation
SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXASINTOWNHOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

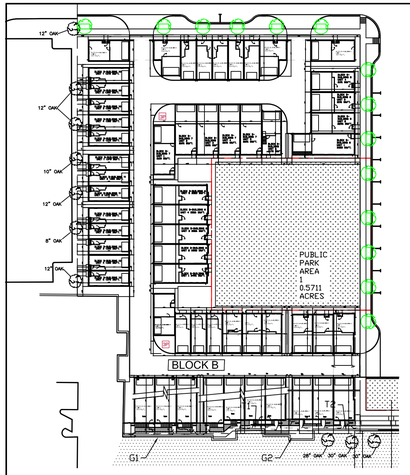
BLOCK B - BUILDING 2

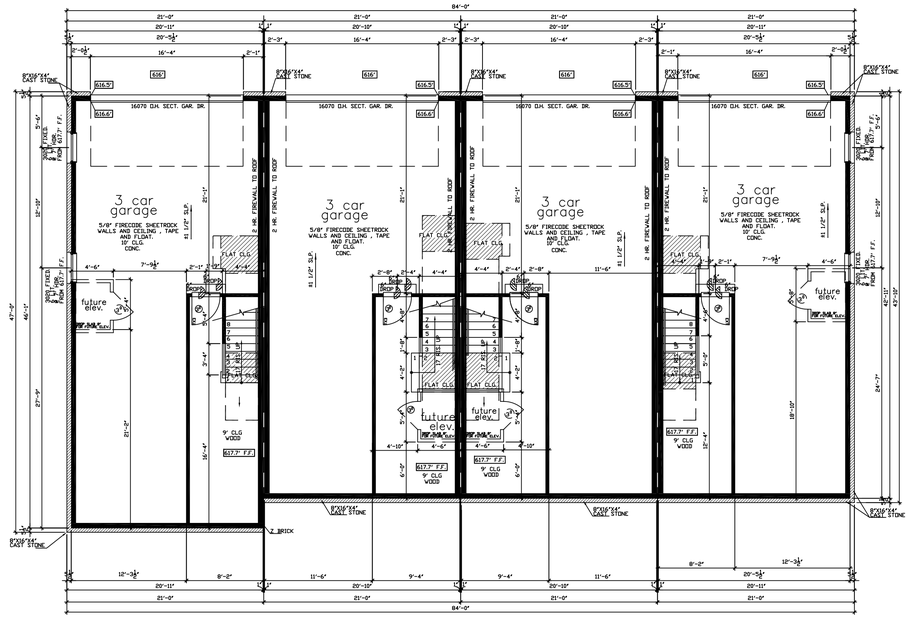
FRONT ELEVATION

PLAN NO.'S

UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

SHEET NO.
A-3.5





first floor plan

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

unit 1square footage	
BASEMENT	210
FIRST FLOOR	987
SECOND FLOOR	987
THIRD FLOOR	745
TOTAL LIVING AREA	2929
GARAGE	777
PORCH	0
ROOF DECK	193
TOTAL SLAB AREA	987

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003. ACTUAL SQUARE FOOTAGE MAY VARY

unit 2square footage	
BASEMENT	210
FIRST FLOOR	926
SECOND FLOOR	926
THIRD FLOOR	731
TOTAL LIVING AREA	2781
GARAGE	711
PORCH	0
ROOF DECK	129
TOTAL SLAB AREA	926

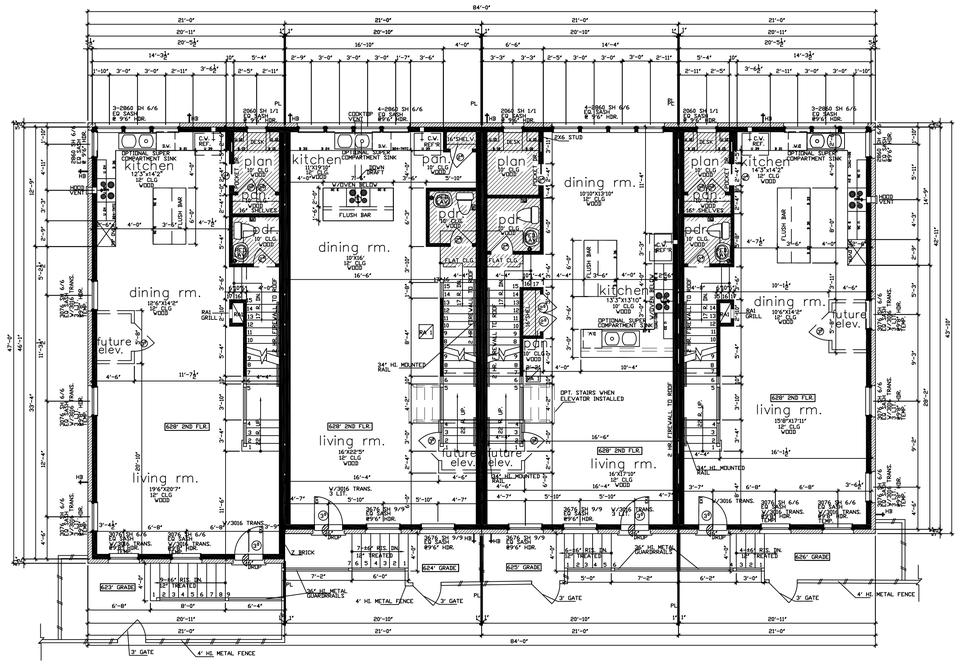
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003. ACTUAL SQUARE FOOTAGE MAY VARY

unit 3square footage	
BASEMENT	210
FIRST FLOOR	926
SECOND FLOOR	926
THIRD FLOOR	731
TOTAL LIVING AREA	2781
GARAGE	711
PORCH	0
ROOF DECK	129
TOTAL SLAB AREA	926

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003. ACTUAL SQUARE FOOTAGE MAY VARY

unit 4 square footage	
BASEMENT	134
FIRST FLOOR	926
SECOND FLOOR	926
THIRD FLOOR	663
TOTAL LIVING AREA	2637
GARAGE	787
PORCH	0
ROOF DECK	193
TOTAL SLAB AREA	926

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003. ACTUAL SQUARE FOOTAGE MAY VARY



second floor plan

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

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 04/07/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

BLOCK B - BUILDING 2
FLOOR PLAN

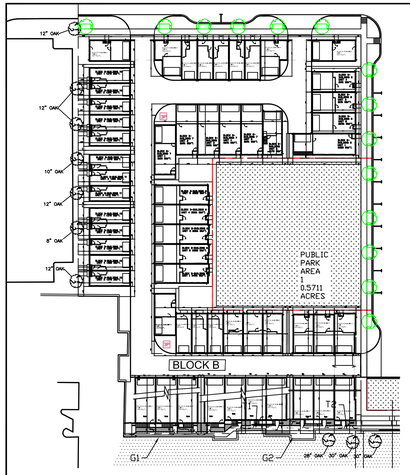
PLAN NO.'S

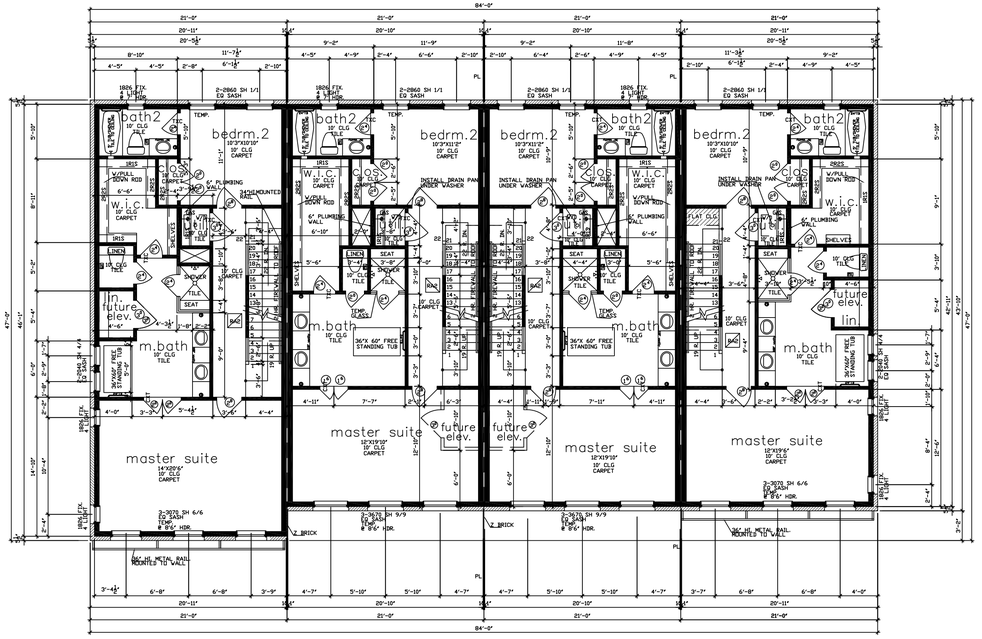
UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

SHEET NO.

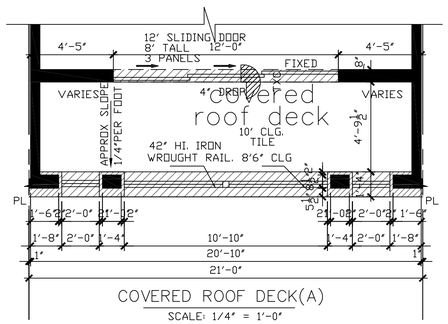
A2.1

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

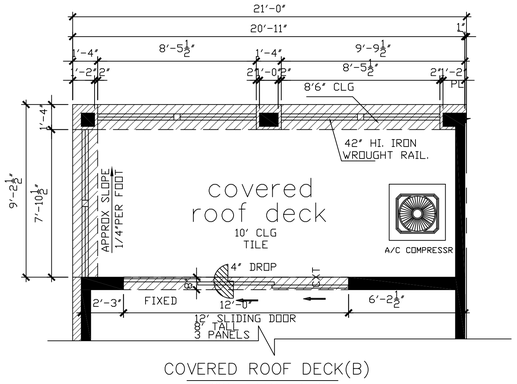




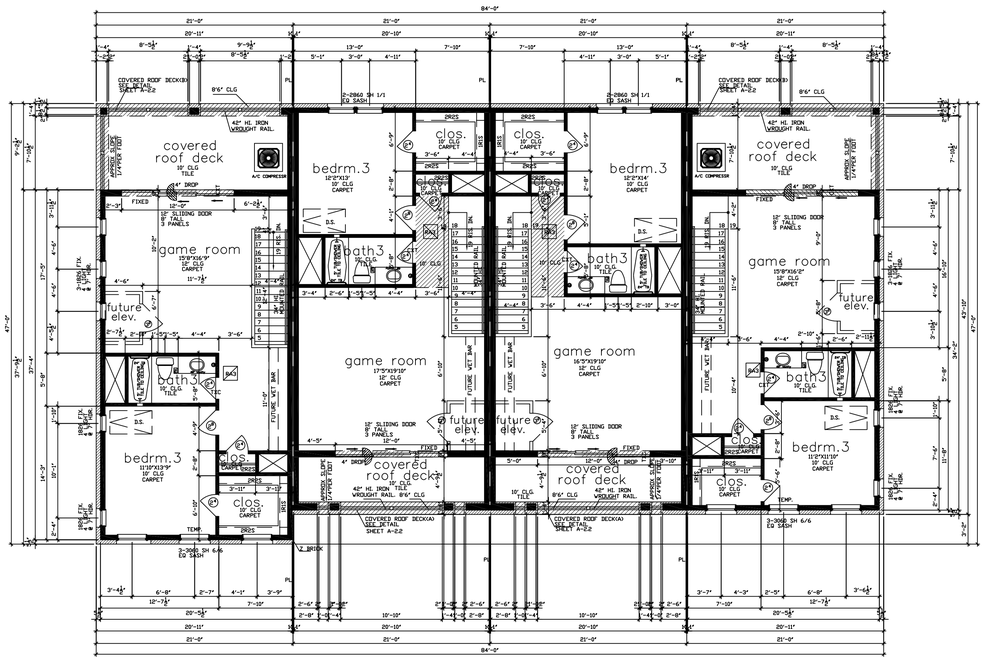
third floor plan
SCALE: 1/8" = 1'-0"



COVERED ROOF DECK(A)
SCALE: 1/4" = 1'-0"



COVERED ROOF DECK(B)
SCALE: 1/4" = 1'-0"



fourth floor plan
SCALE: 1/8" = 1'-0"

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: E.C./F.M.
Original Date Issued: 01/29/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 04/07/2016

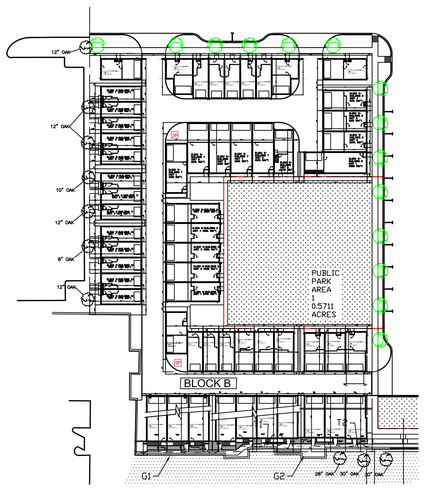
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

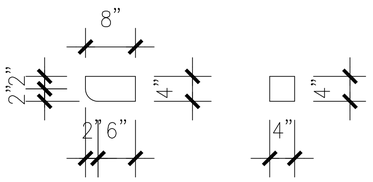
BLOCK B - BUILDING 2
FLOOR PLAN

PLAN NO.'S

UNIT 1	2929
UNIT 2	2781
UNIT 3	2781
UNIT 4	2637

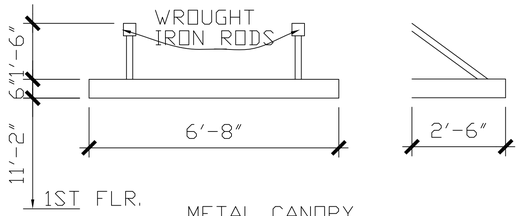
SHEET NO.
A2.2





SMOOTH FINISH
WOOD OR EIFS BRACKETS(D)

SCALE: 1" = 1'-0"



METAL CANOPY

SCALE: 1/2" = 1'-0"

FACADE PLAN NOTES

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

ADDITIONAL BUILDING MATERIALS

UNIT 1&2:
* BRICK PEDIMENT AT ENTRY
* METAL CANOPY
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIA
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 42" HIGH METAL GUARDRAILS
* 36" HIGH METAL GUARDRAILS
* OGEE GUTTER
* CONC. STEPS
* 4X4X8 WOOD OR EIFS BLOCKS

UNIT 3:
* CAST STONE PEDIMENT AT ENTRY
* CAST STONE KEY STONES
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIA
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* FIXED SHUTTERS
* FYPON CORBEL BRACKET
* CAST STONE PLAQUES
* CONC. STEPS

LEGEND:

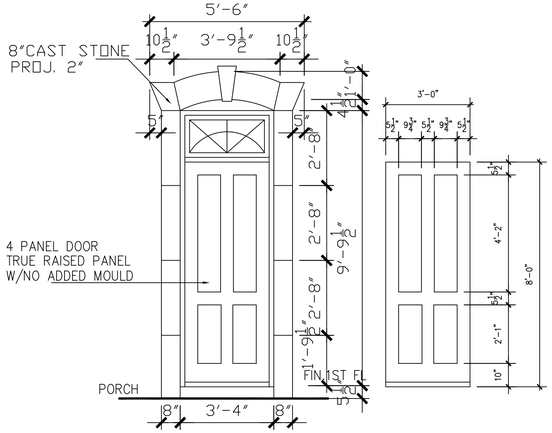
BRICK

FIBER CEMENT SIDING

CAST STONE OR SPLIT FACED CMU

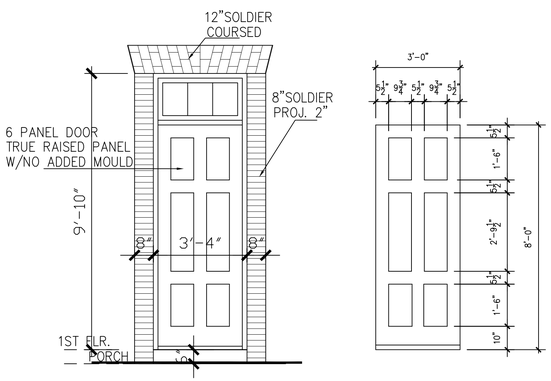
SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	52	3.2%
BRICK	1471	91.3%
CAST STONE	88	5.5%
GLAZING	769	32.3%
TOTAL SURFACE AREA	2380	



CAST STONE PEDIMENT DETAIL

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



BRICK PEDIMENT DETAIL

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

UNIT 1 UNIT 2 UNIT 3

south/front elevation
(w/metal fence)

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXASINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

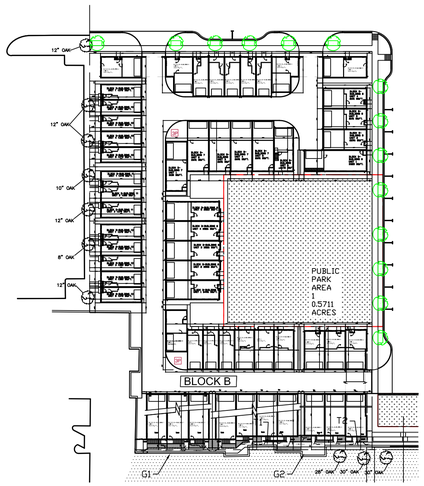
ADDISON GROVE

BLOCK B - BUILDING 3

FRONT ELEVATION

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

SHEET NO.
A-3.1



ADDITIONAL BUILDING MATERIALS

UNIT 1:
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 4X4X8 WOOD OR EIFS BLOCKS

UNIT 2:
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* 4X4X8 WOOD OR EIFS BLOCKS

UNIT 3:
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* FYPON CORBEL BRACKET
* CAST STONE BRACKET
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIA
* 4X4X8 WOOD OR EIFS BLOCKS

FACADE PLAN NOTES

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

LEGEND:

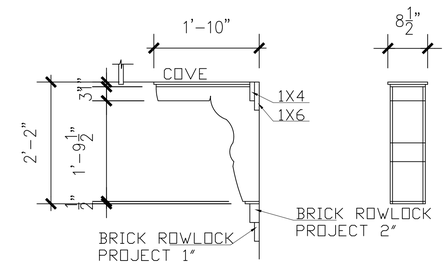
BRICK

FIBER CEMENT SIDING

CAST STONE OR SPLIT FACED CMU

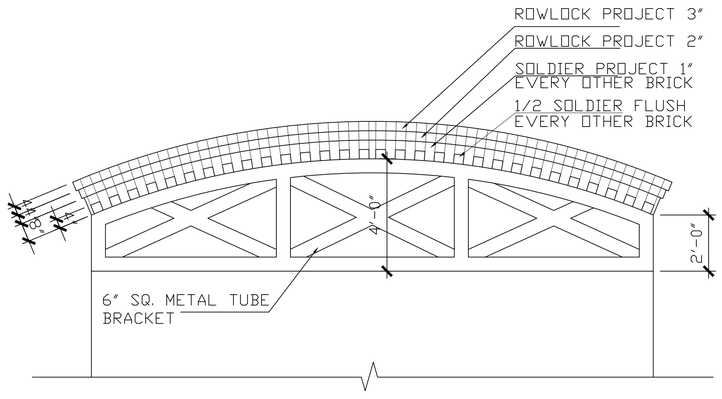
NORTH/REAR

MATERIAL CALCULATION TABLE		
CAST STONE	23	1.3%
BRICK	1801	98.7%
GLAZING	337	15.6%
TOTAL SURFACE AREA	2161	



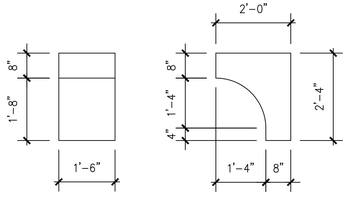
'FYPON' CORBEL & BRACKET DETAIL A

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



METAL TUBE BRACKET DETAIL B

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



CAST STONE BRACKET DETAIL C

SCALE: 1/2" = 1'-0"

north/rear elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

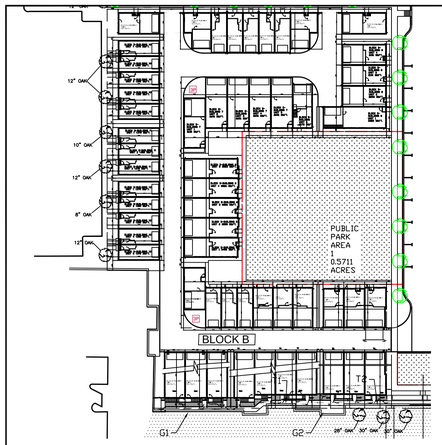
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 3

REAR ELEVATION

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

SHEET NO.
A-3.2



BLOCK B - BUILDING 3
ADDITIONAL BUILDING MATERIALS

UNIT 3:
* CAST STONE PLAQUES
* CAST STONE KEY STONES
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* FIXED SHUTTERS
* 'FYPON' CORBEL BRACKET
* METAL BRACKET
* 4X4X8 WOOD OR EIFS BLOCKS

BLOCK B - BUILDING 3
EAST/RIGHT

MATERIAL CALCULATION TABLE		
CAST STONE	390	20.0%
BRICK	1564	80.0%
GLAZING	336	15.4%
TOTAL SURFACE AREA	2183	

LEGEND:

BRICK

FIBER CEMENT SIDING

CAST STONE OR SPLIT FACED CMU

FACADE PLAN NOTES

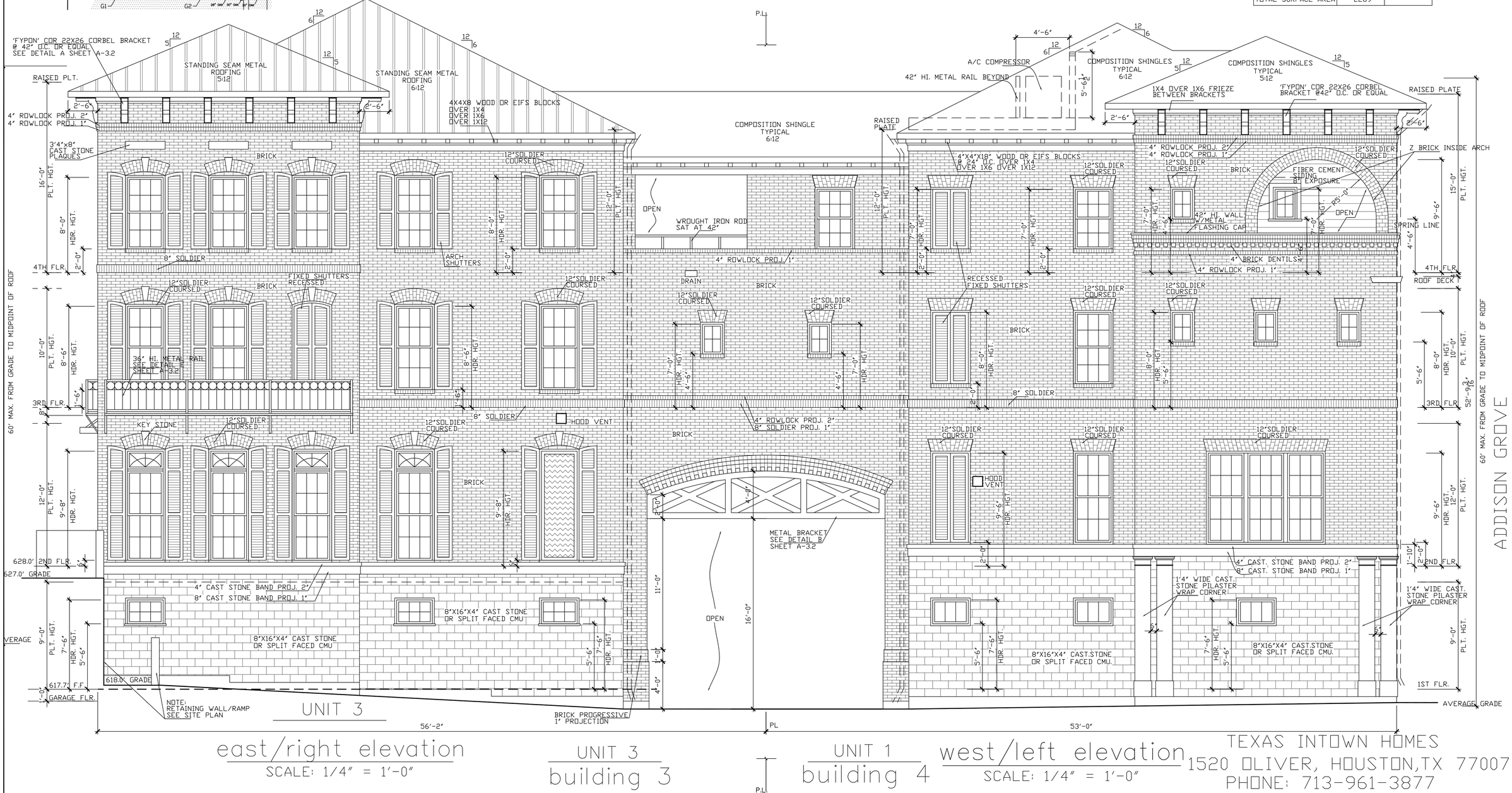
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
* ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
* WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE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

BLOCK B - BUILDING 4
ADDITIONAL BUILDING MATERIALS

UNIT 1:
* CAST. STONE PILASTER
* 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 'FYPON' COR 22X26 CORBEL BRACKET
* 4" BRICK DENTILS
* METAL FLASHING CAP
* OGEE GUTTER
* FIXED SHUTTER
* METAL BRACKET
* 4X4X8" WOOD OR EIFS BLOCKS

BLOCK B - BUILDING 4
WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	51	2.5%
BRICK	1501	72.3%
CAST STONE OR SPLIT FACED CMU.	524	25.2%
GLAZING	213	9.3%
TOTAL SURFACE AREA	2289	



UNIT 3
east/right elevation
SCALE: 1/4" = 1'-0"

UNIT 3
building 3

UNIT 1
building 4

west/left elevation
SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

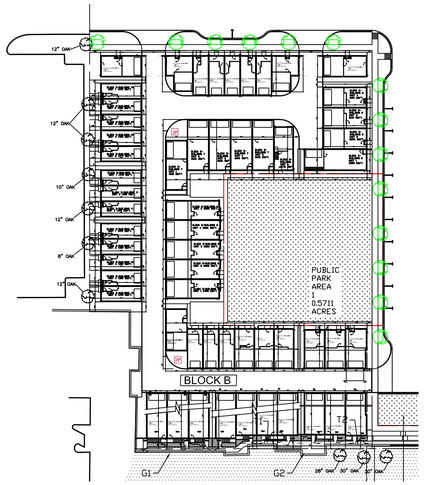
Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 3 & 4
ELEVATIONS

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

SHEET NO.
A-3.6



LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

FACADE PLAN NOTES

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

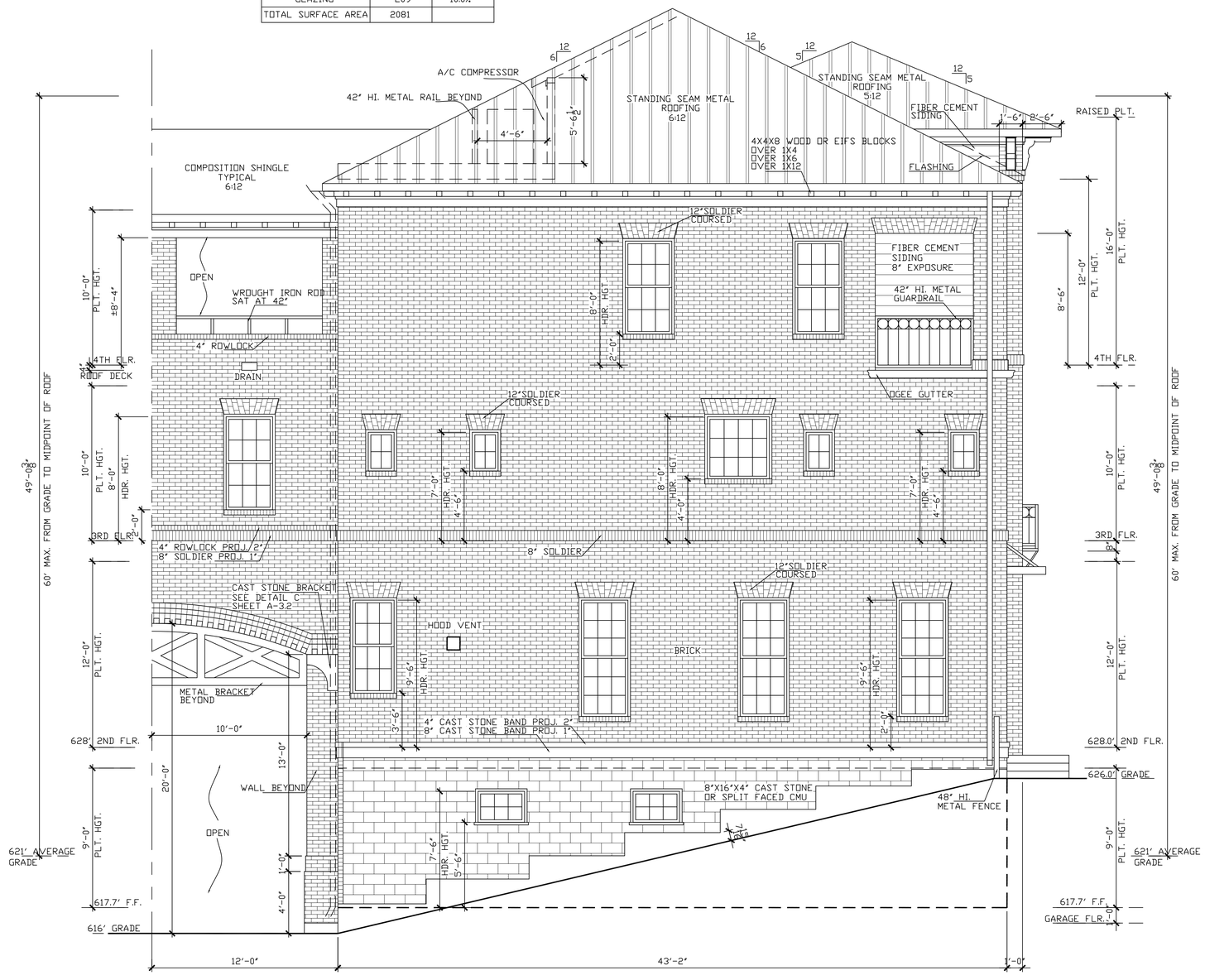
ADDITIONAL BUILDING MATERIALS

UNIT 1:

- METAL CANOPY
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIA
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- 42" HIGH METAL GUARDRAILS
- WROUGHT IRON ROD
- FIXED SHUTTERS
- OGEE GUTTER
- CONC. STEPS
- 4X4X8 WOOD OR EIFS BLOCKS

WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	57	3.0%
BRICK	1570	83.9%
CAST STONE	245	13.1%
GLAZING	209	10.0%
TOTAL SURFACE AREA	2081	



UNIT 1

west/left elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXASINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

BLOCK B - BUILDING 3

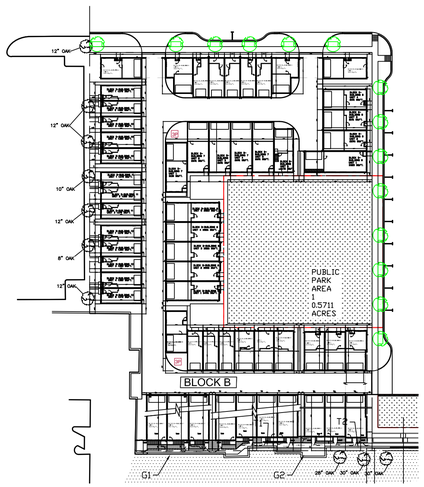
LEFT ELEVATION

PLAN NO.'S

UNIT 1	2705
UNIT 2	2705
UNIT 3	3279

SHEET NO.

A-3.4



LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST STONE OR SPLIT FACED CMU

FACADE PLAN NOTES

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

ADDITIONAL BUILDING MATERIALS

UNIT 1&2:
* BRICK PEDIMENT AT ENTRY
* METAL CANOPY
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIA
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 42" HIGH METAL GUARDRAILS
* 36" HIGH METAL GUARDRAILS
* OGEE GUTTER
* CONC. STEPS
* 4X4X8 WOOD OR EIFS BLOCKS

UNIT 3:
* CAST STONE PEDIMENT AT ENTRY
* CAST STONE KEY STONES
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIA
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* FIXED SHUTTERS
* FYPON CORBEL BRACKET
* CAST STONE PLAQUES
* CONC. STEPS

SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	52	3.2%
BRICK	1471	91.3%
CAST STONE	88	5.5%
GLAZING	769	32.3%
TOTAL SURFACE AREA	2380	

UNIT 1 UNIT 2 UNIT 3

south/front elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXASINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

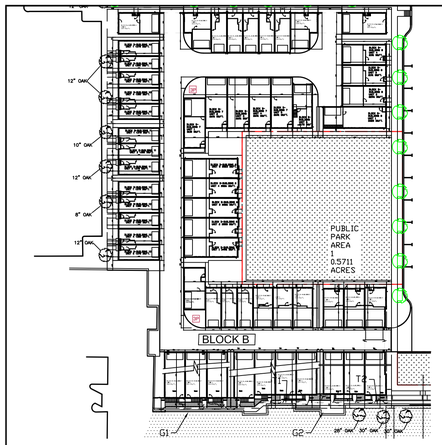
ADDISON GROVE

BLOCK B - BUILDING 3

FRONT ELEVATION

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

SHEET NO.
A-3.5



BLOCK B - BUILDING 3
ADDITIONAL BUILDING MATERIALS

UNIT 3:
* CAST STONE PLAQUES
* CAST STONE KEY STONES
* 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
* STANDING SEAM METAL ROOF
* METAL CLAD WOOD WINDOWS
* 36" HIGH METAL GUARDRAILS
* FIXED SHUTTERS
* 'FYPON' CORBEL BRACKET
* METAL BRACKET
* 4X4X8 WOOD OR EIFS BLOCKS

BLOCK B - BUILDING 3
EAST/RIGHT

MATERIAL CALCULATION TABLE		
CAST STONE	390	20.0%
BRICK	1564	80.0%
GLAZING	336	15.4%
TOTAL SURFACE AREA	2183	

LEGEND:

BRICK

FIBER CEMENT SIDING

CAST STONE OR SPLIT FACED CMU

FACADE PLAN NOTES

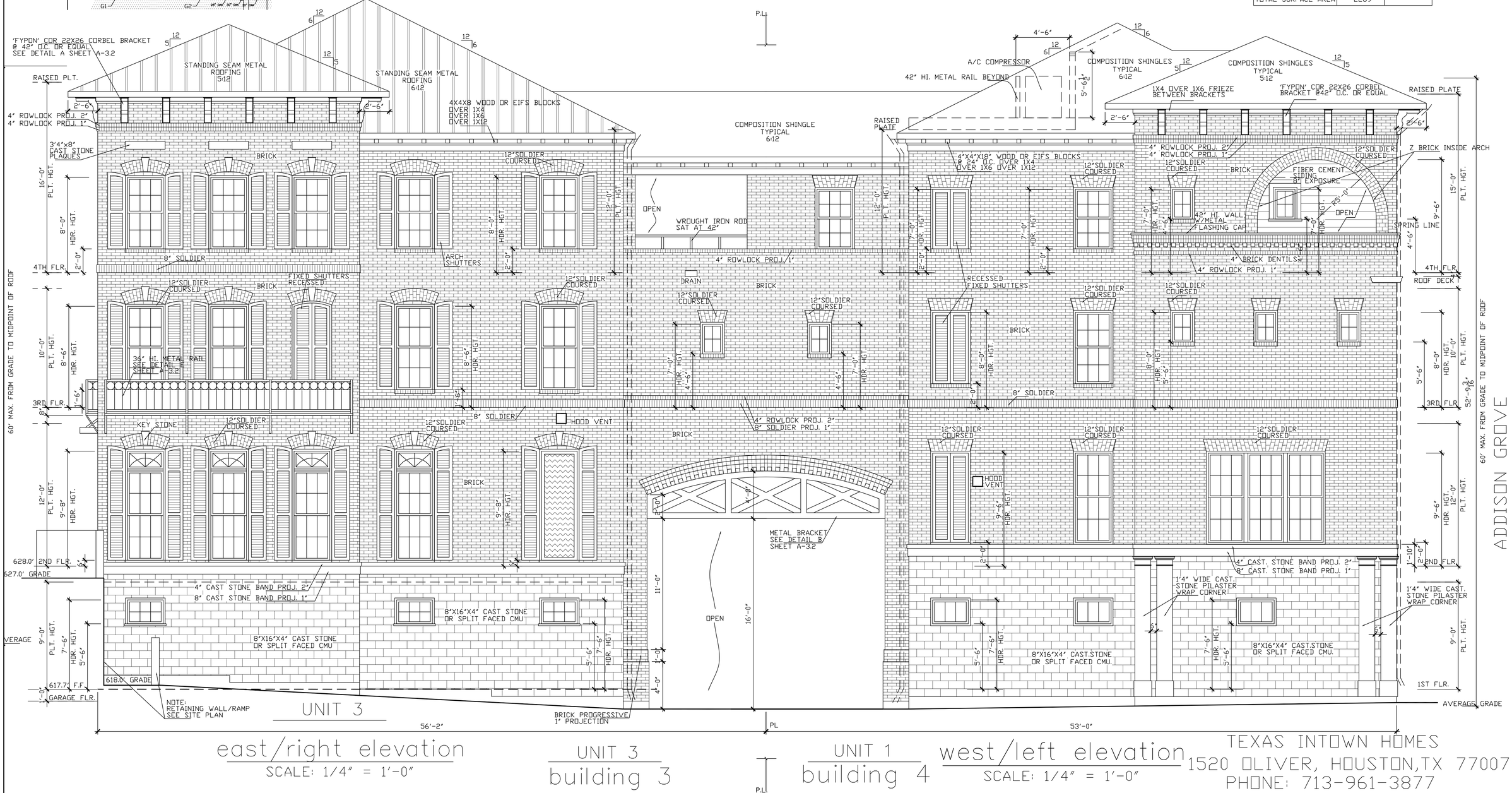
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
* ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
* WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE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

BLOCK B - BUILDING 4
ADDITIONAL BUILDING MATERIALS

UNIT 1:
* CAST. STONE PILASTER
* 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 'FYPON' COR 22X26 CORBEL BRACKET
* 4" BRICK DENTILS
* METAL FLASHING CAP
* OGEE GUTTER
* FIXED SHUTTER
* METAL BRACKET
* 4X4X8" WOOD OR EIFS BLOCKS

BLOCK B - BUILDING 4
WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	51	2.5%
BRICK	1501	72.3%
CAST STONE OR SPLIT FACED CMU.	524	25.2%
GLAZING	213	9.3%
TOTAL SURFACE AREA	2289	



UNIT 3
east/right elevation
SCALE: 1/4" = 1'-0"

UNIT 3
building 3

UNIT 1
building 4

west/left elevation
SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

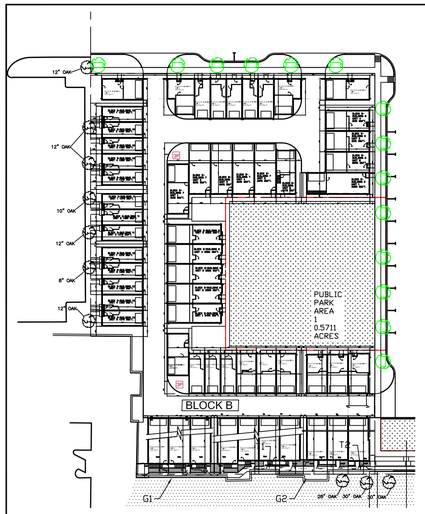
Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 04/07/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 3 & 4
ELEVATIONS

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

SHEET NO.
A-3.6

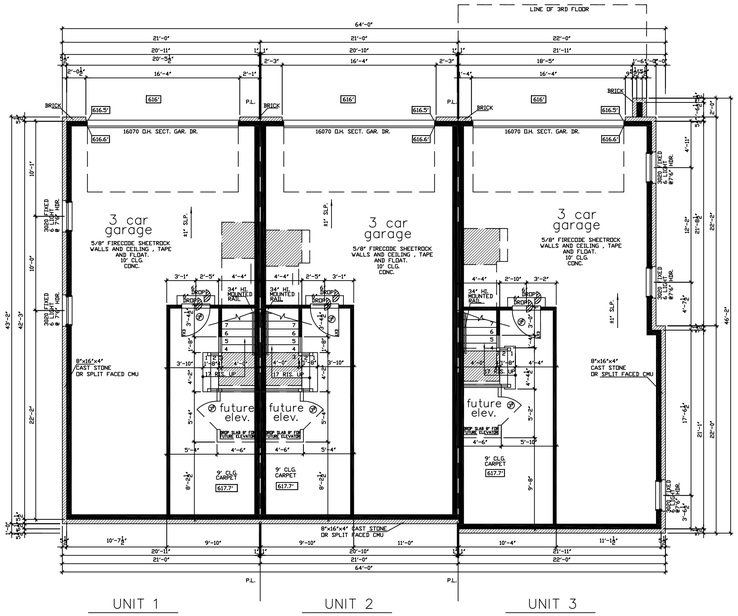


unit1&2 square footage	
FIRST FLOOR	238
SECOND FLOOR	906
THIRD FLOOR	906
FOURTH FLOOR	663
TOTAL LIVING AREA	2705
GARAGE	676
ROOF DECK	179
TOTAL SLAB AREA	906

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit3 square footage	
FIRST FLOOR	256
SECOND FLOOR	950
THIRD FLOOR	1190
FOURTH FLOOR	809
TOTAL LIVING AREA	3279
GARAGE	699
ROOF DECK	249
TOTAL SLAB AREA	950

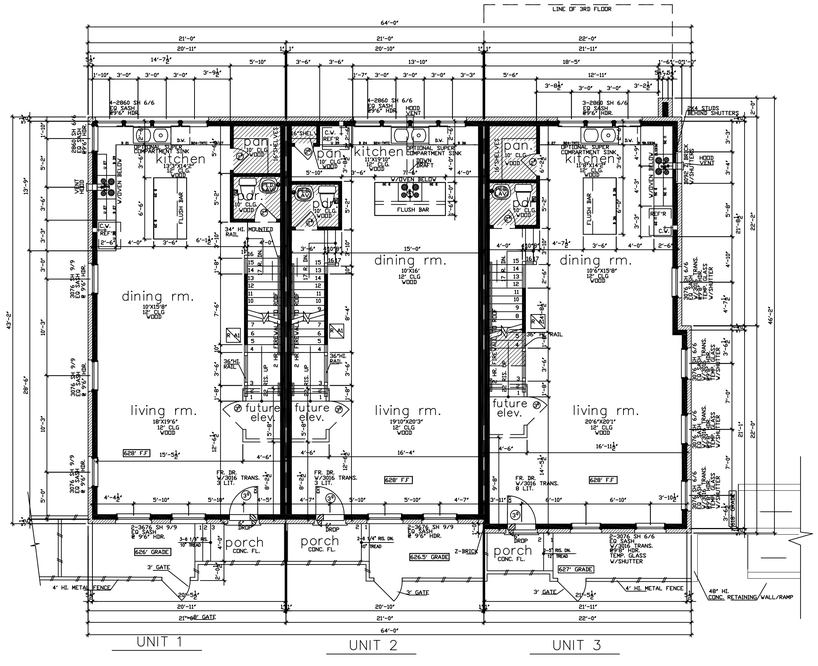
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



first floor plan

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME



second floor plan

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 04/07/2016

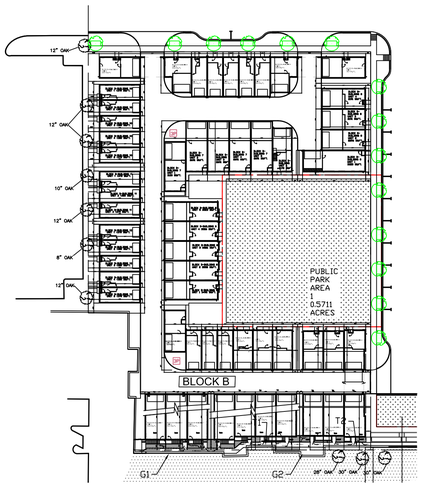
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

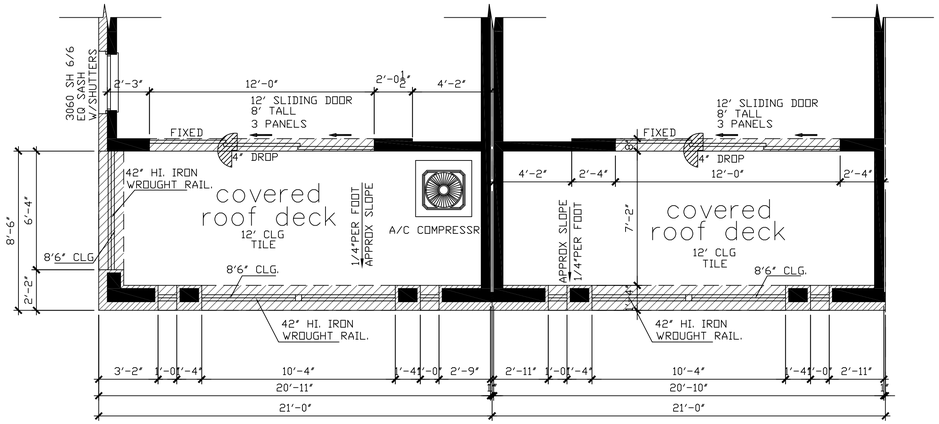
BLOCK B - BUILDING 3

FLOOR PLAN

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

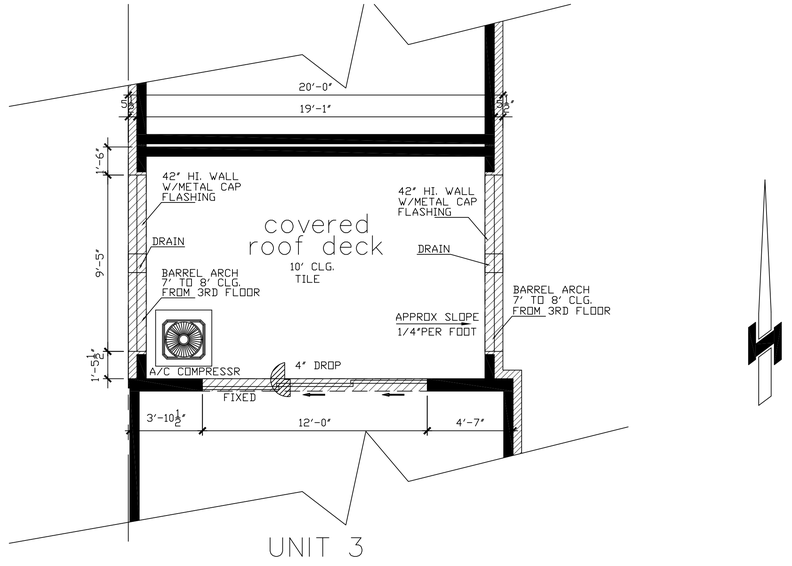
SHEET NO.
A-2.1





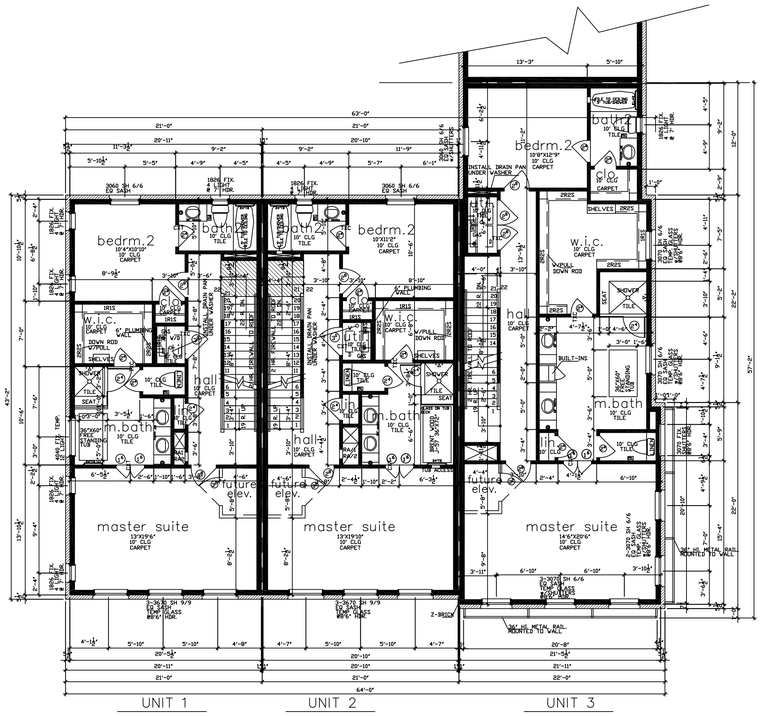
roof deck detail(A)

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



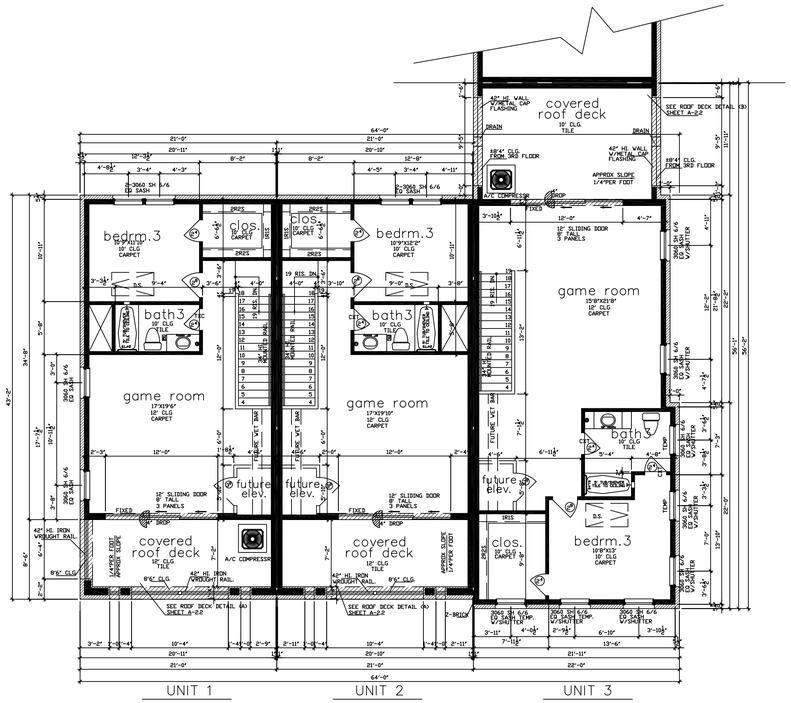
roof deck detail(B)

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



third floor plan NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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



fourth floor plan NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

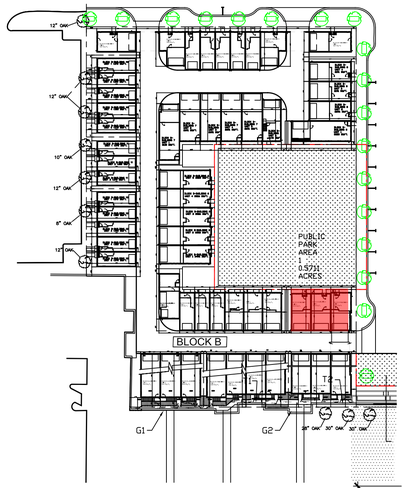
Drawn By/Checked By: J.H./J.S.
Original Date Issued: 01/29/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 04/07/2016

ADDISON GROVE

BLOCK B - BUILDING 3
FLOOR PLAN

PLAN NO.'S
UNIT 1 2705
UNIT 2 2705
UNIT 3 3279

SHEET NO.
A-2.2



FACADE PLAN NOTES

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

LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST. STONE OR SPLIT FACED CMU.

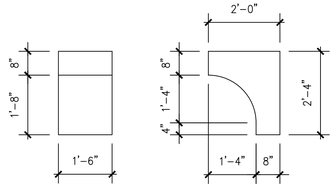
ADDITIONAL BUILDING MATERIALS

UNIT 1
- CAST. STONE PEDIMENT AT ENTRY
- 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- 'FYPON' COR 22X26 CORBEL BRACKET
- CAST. STONE PILASTER
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER

UNIT 2&3
- CAST. STONE PEDIMENT AT ENTRY
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER

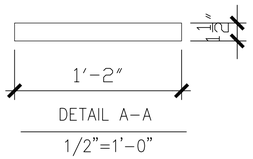
NORTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	43	2.0%
BRICK	1796	84.7%
CAST STONE OR SPLIT FACED CMU.	281	13.3%
GLAZING	880	29.3%
TOTAL SURFACE AREA	3000	



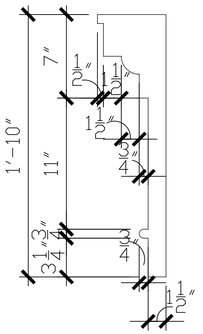
CAST STONE BRACKET DETAIL C

SCALE: 1/2" = 1'-0"



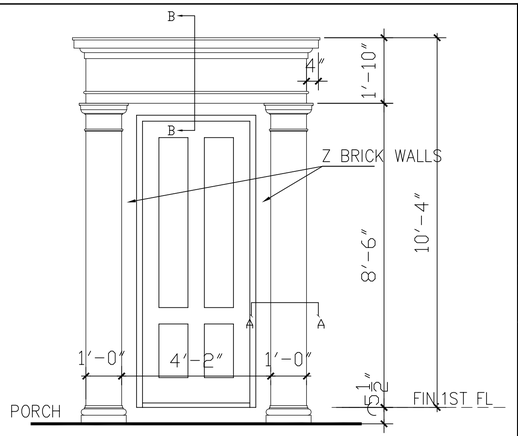
DETAIL A-A

1/2"=1'-0"



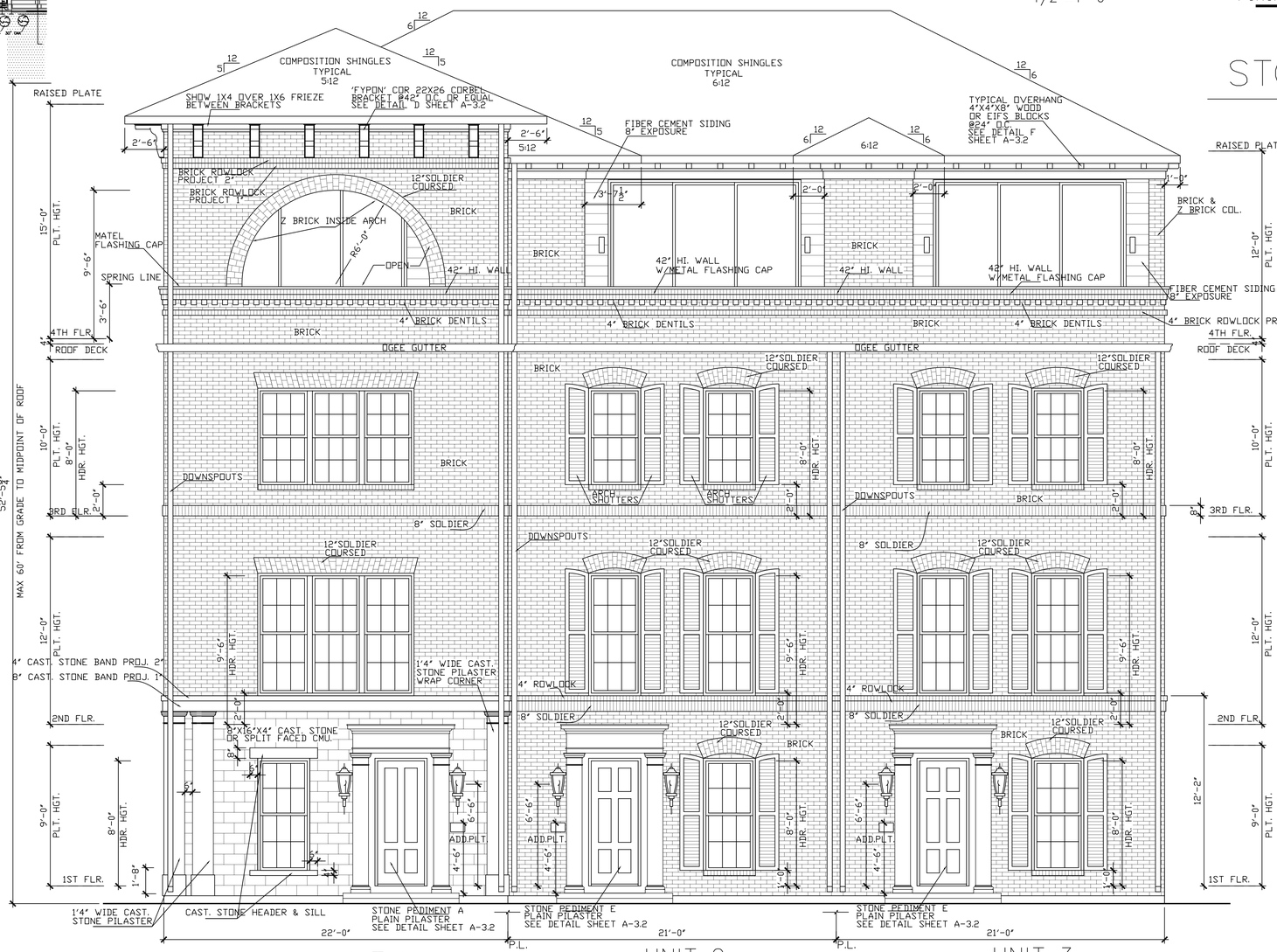
DETAIL B-B

1/2"=1'-0"



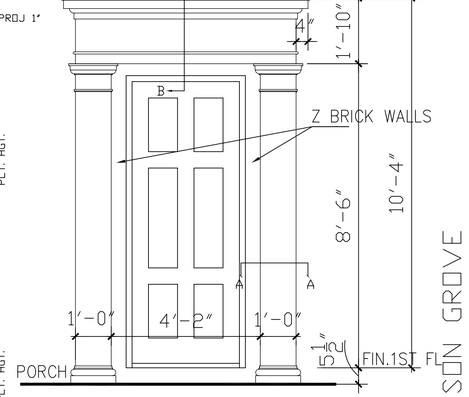
STONE PEDIMENT A

SCALE: 1/2" = 1'-0"



north/front elevation

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



STONE PEDIMENT E

SCALE: 1/2" = 1'-0"

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

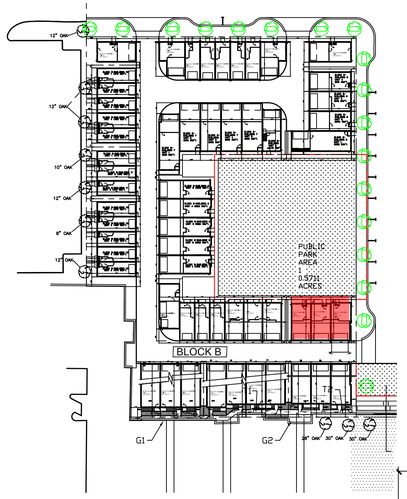
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

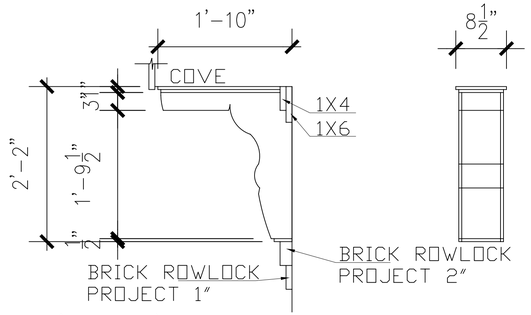
BLOCK B - BUILDING 4
ELEVATIONS

PLAN NO.'S
UNIT 1 3267
UNIT 2 2678
UNIT 3 2678

SHEET NO.
A-3.1

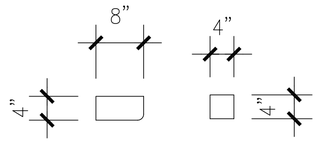
© OLIVER PLANS COPYRIGHT 2016





'FYPON' CORBEL & BRACKET DETAIL D

SCALE: 1" = 1'-0"

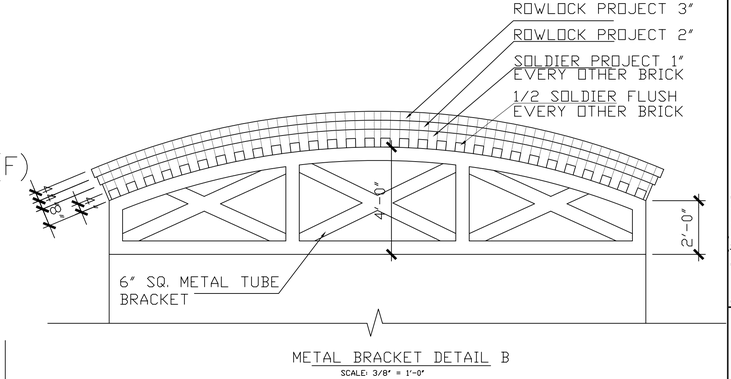


4"X4"X8" WOOD OF EIFS BLOCKS(F)

SCALE: 1" = 1'-0"

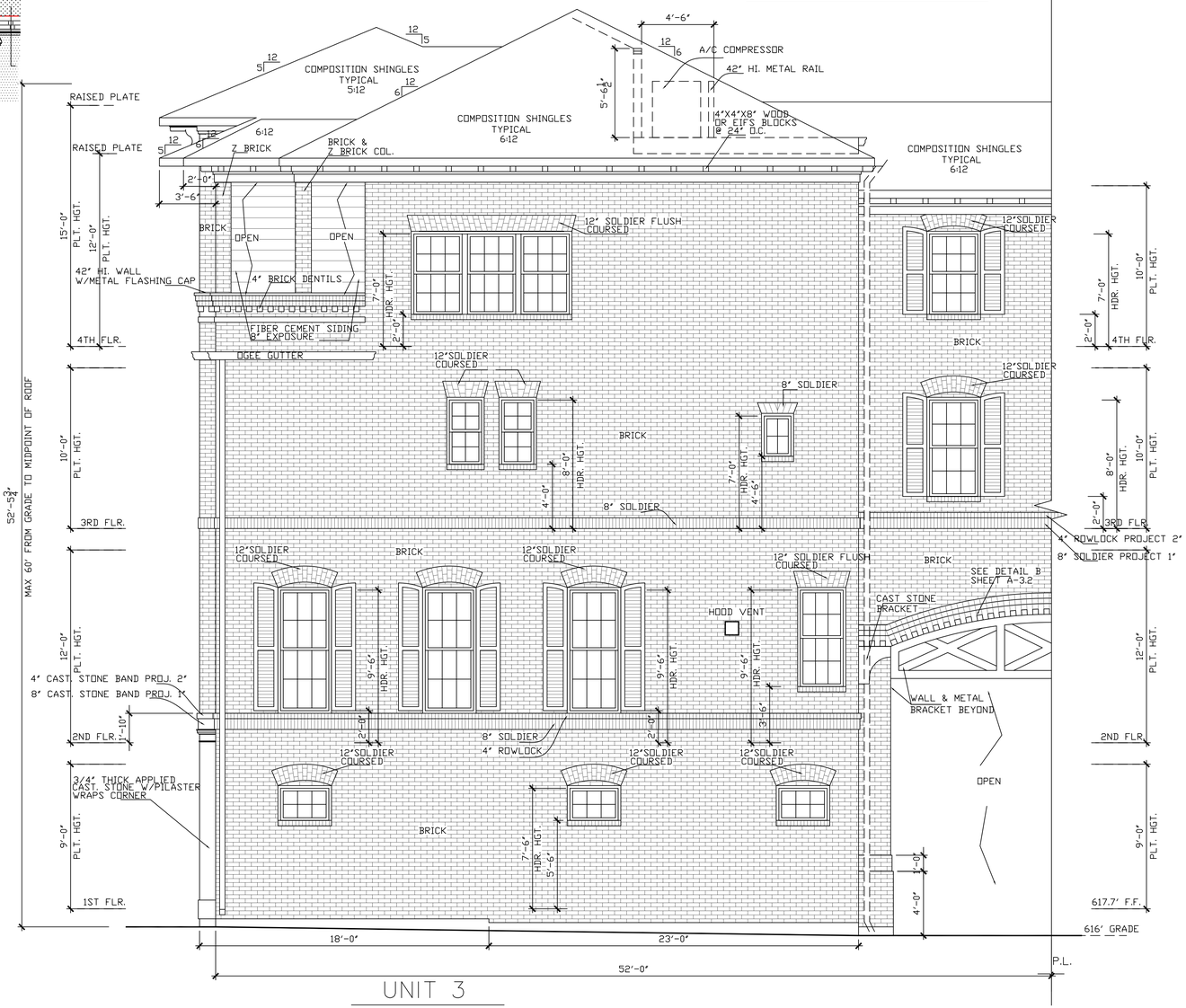
EAST/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	57	2.9%
BRICK	1928	96.5%
CAST STONE OR SPLIT FACED CMU.	13	0.6%
GLAZING	232	10.3%
TOTAL SURFACE AREA	2230	



METAL BRACKET DETAIL B

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



UNIT 3

east/right elevation

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

FACADE PLAN NOTES

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

LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST. STONE OR SPLIT FACED CMU.

UNIT 3
- CAST. STONE PILASTER
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- FIXED SHUTTERS
- 4"X4"X8" WOOD OR EIFS BLOCKS
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER
- METAL BRACKET
- 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
- CAST. STONE BRACKET

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

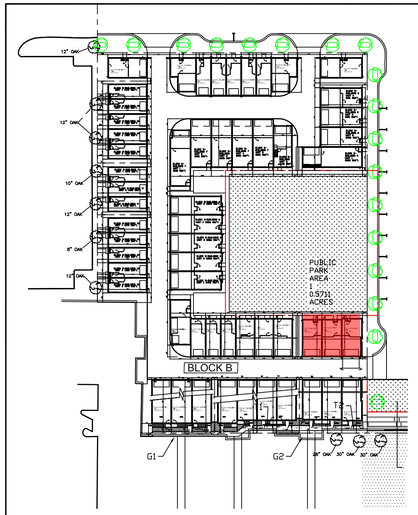
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 4
ELEVATIONS

PLAN NO.'S
UNIT 1 3267
UNIT 2 2678
UNIT 3 2678

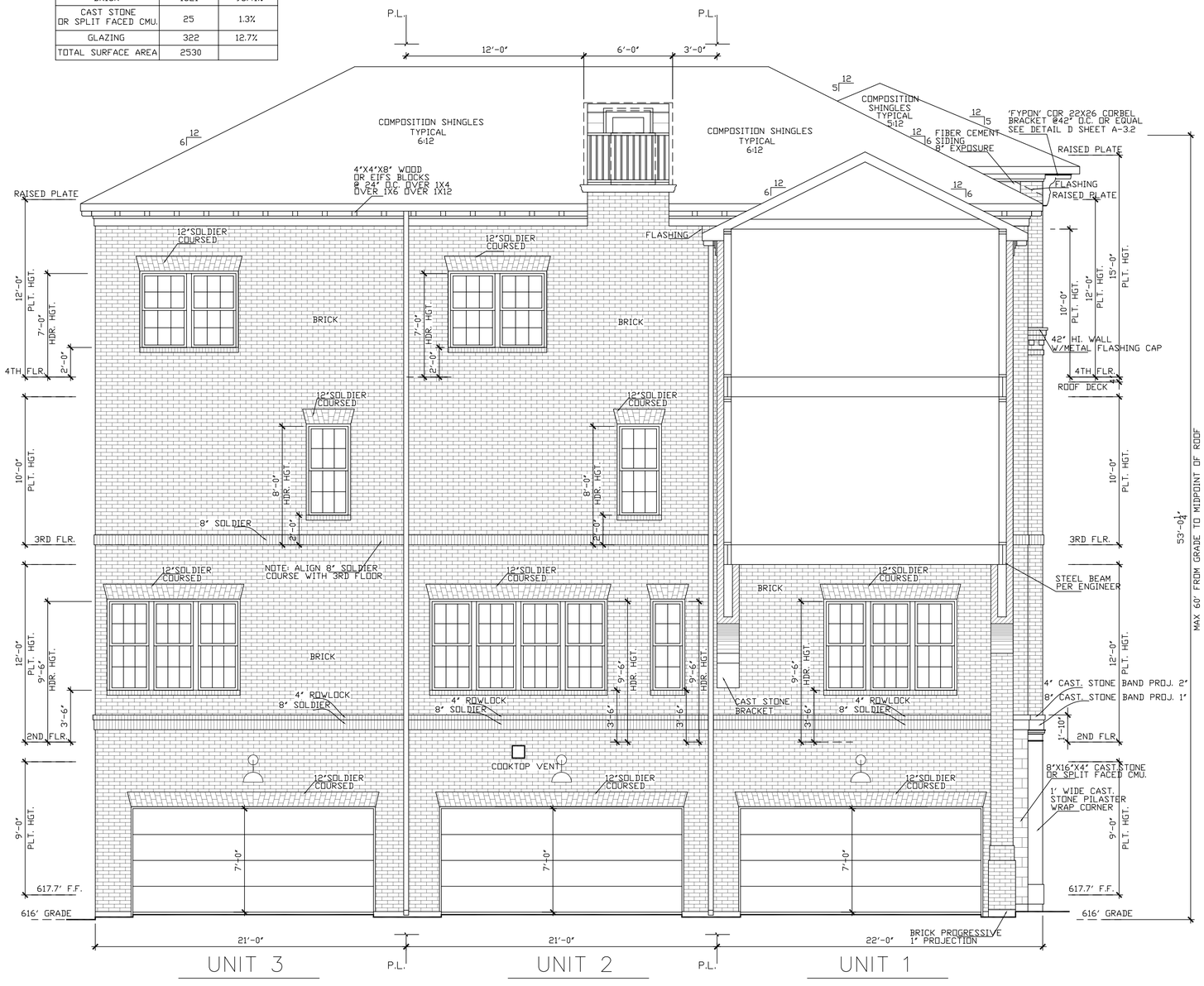
SHEET NO.
A-3.2

© OLIVER PLANS COPYRIGHT 2016



SOUTH/REAR

MATERIAL CALCULATION TABLE		
SIDING	11	0.56%
BRICK	1821	98.41%
CAST STONE OR SPLIT FACED CMU.	25	1.3%
GLAZING	322	12.7%
TOTAL SURFACE AREA	2530	



south/rear elevation

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

FACADE PLAN NOTES

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

LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST. STONE OR SPLIT FACED CMU.

ADDITIONAL BUILDING MATERIALS

UNIT 1:
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 4"X4"X8" WOOD OR EIFS BLOCKS

UNIT 2:
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 42" HIGH METAL GUARDRAILS
* 4"X4"X8" WOOD OR EIFS BLOCKS
* OGEE GUTTER

UNIT 3:
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* CAST STONE BRACKET
* 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
* CAST. STONE PILASTER
* 4"X4"X8" WOOD OR EIFS BLOCKS
* 4" BRICK DENTILS
* METAL FLASHING CAP
* 'FYPON' COR 22X26 CORBEL BRACKET

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

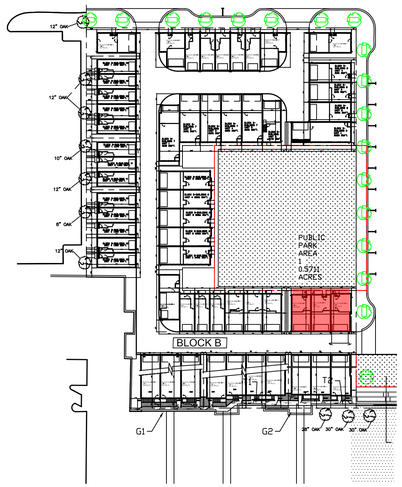
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 4
ELEVATIONS

PLAN NO.'S
UNIT 1 3267
UNIT 2 2678
UNIT 3 2678

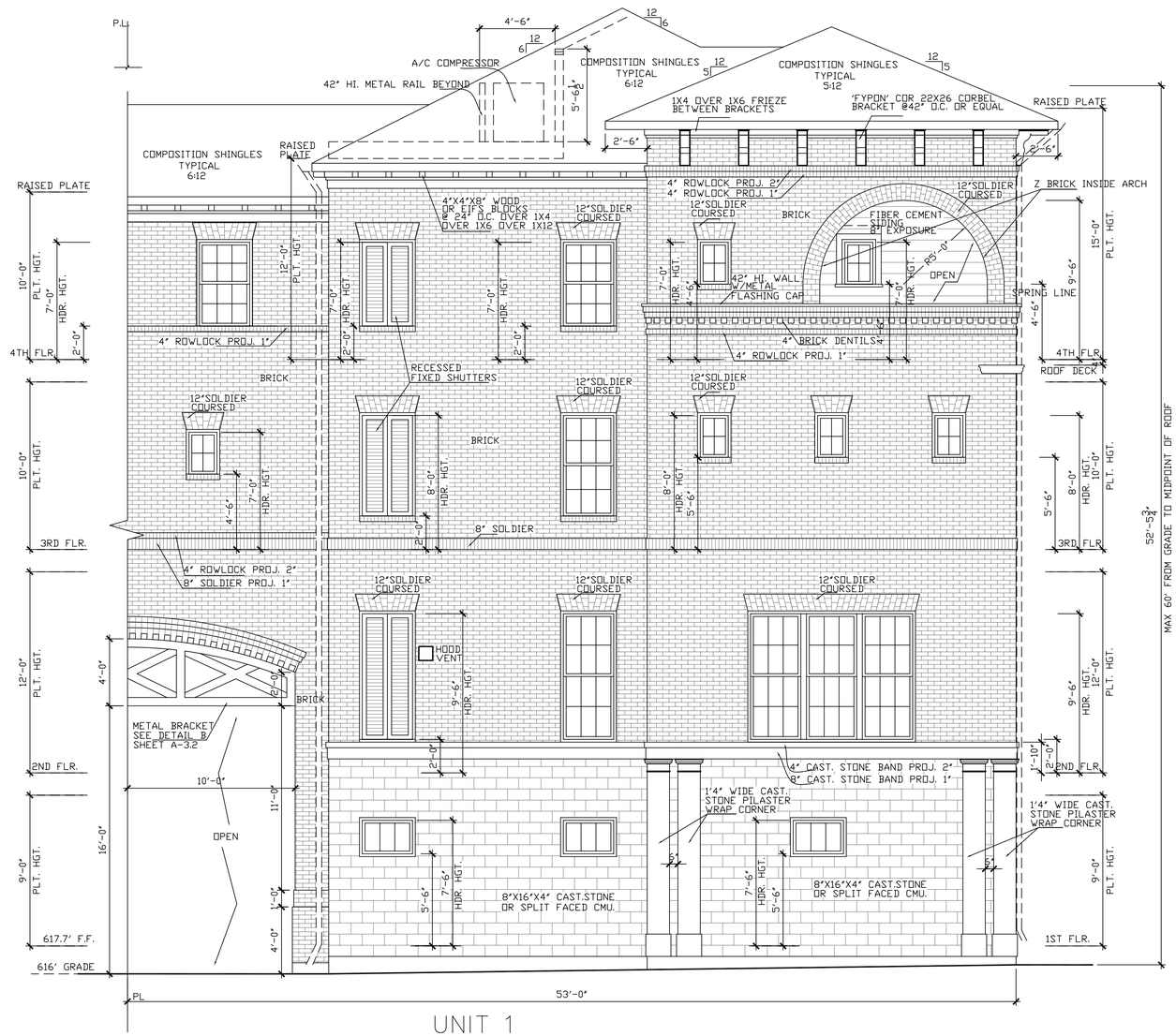
SHEET NO.
A-3.3

© OLIVER PLANS COPYRIGHT 2016



WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	51	2.5%
BRICK	1501	72.3%
CAST STONE OR SPLIT FACED CMU.	524	25.2%
GLAZING	213	9.3%
TOTAL SURFACE AREA	2289	



UNIT 1

west/left elevation

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

FACADE PLAN NOTES

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

LEGEND:

- BRICK
- FIBER CEMENT SIDING
- CAST. STONE OR SPLIT FACED CMU.

ADDITIONAL BUILDING MATERIALS

UNIT 1
- CAST. STONE PILASTER
- 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- 'FYPON' COR 22X26 CORBEL BRACKET
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER
- FIXED SHUTTER
- METAL BRACKET
- 4"X4"X8" WOOD OR EIFS BLOCKS

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

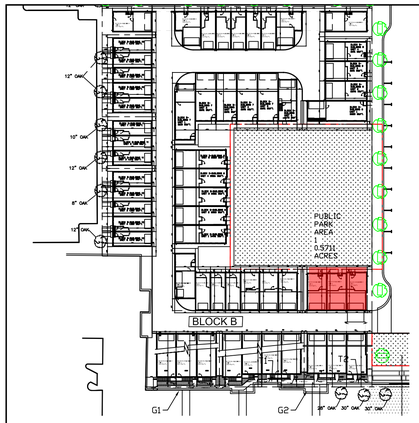
BLOCK B - BUILDING 4

ELEVATIONS

PLAN NO.'S
UNIT 1 3267
UNIT 2 2678
UNIT 3 2678

SHEET NO.
A-3.4

© OLIVER PLANS COPYRIGHT 2016



BLOCK B - BUILDING 3
ADDITIONAL BUILDING MATERIALS

UNIT 3:
- CAST STONE PLAQUES
- CAST STONE KEY STONES
- 12" CAST STONE BANDING WHERE MASONRY CHANGES MATERIAL
- STANDING SEAM METAL ROOF
- METAL CLAD WOOD WINDOWS
- 36" HIGH METAL GUARDRAILS
- FIXED SHUTTERS
- FYPON CORBEL BRACKET
- METAL BRACKET
- 4"X4"X8" WOOD OR EIFS BLOCKS

FACADE PLAN NOTES

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

LEGEND:
- BRICK
- FIBER CEMENT SIDING
- CAST. STONE OR SPLIT FACED CMU.

BLOCK B - BUILDING 4
ADDITIONAL BUILDING MATERIALS

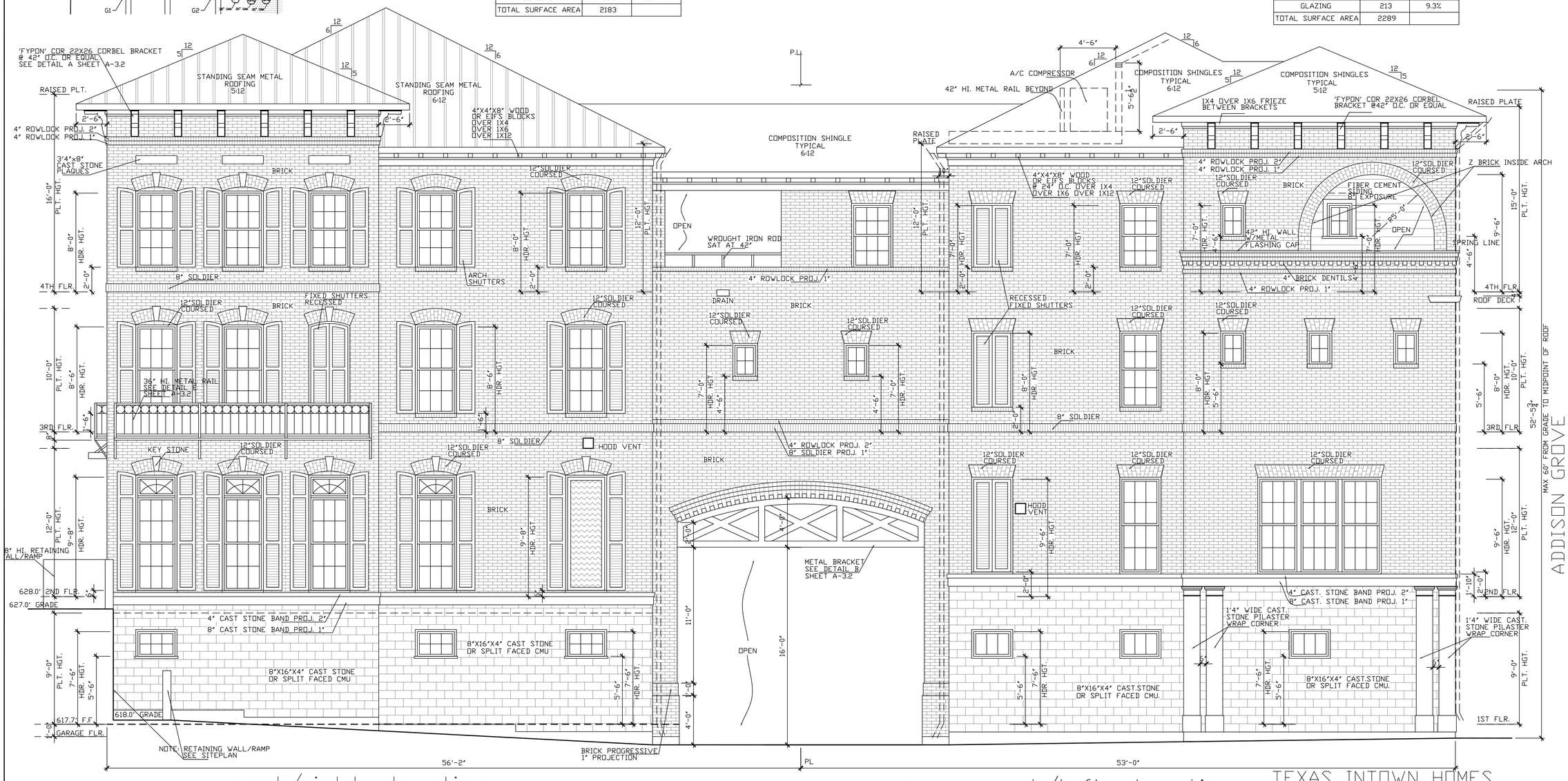
UNIT 1
- CAST. STONE PILASTER
- 12" CAST. STONE BANDING WHERE MASONRY CHANGES MATERIAL
- COMPOSITION SHINGLES TYPICAL ROOF
- METAL CLAD WOOD WINDOWS
- 'FYPON' COR 22X26 CORBEL BRACKET
- 4" BRICK DENTILS
- METAL FLASHING CAP
- OGEE GUTTER
- FIXED SHUTTER
- METAL BRACKET
- 4"X4"X8" WOOD OR EIFS BLOCKS

BLOCK B - BUILDING 3
UNIT 3 EAST/RIGHT

MATERIAL CALCULATION TABLE		
CAST STONE	390	20.0%
BRICK	1564	80.0%
GLAZING	336	15.4%
TOTAL SURFACE AREA	2183	

BLOCK B - BUILDING 4
UNIT 1 WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	51	2.5%
BRICK	1501	72.3%
CAST STONE OR SPLIT FACED CMU.	524	25.2%
GLAZING	213	9.3%
TOTAL SURFACE AREA	2289	



east/right elevation
SCALE: 1/4" = 1'-0"

UNIT 3
building 3

P.L.

UNIT 1
building 4

west/left elevation
SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

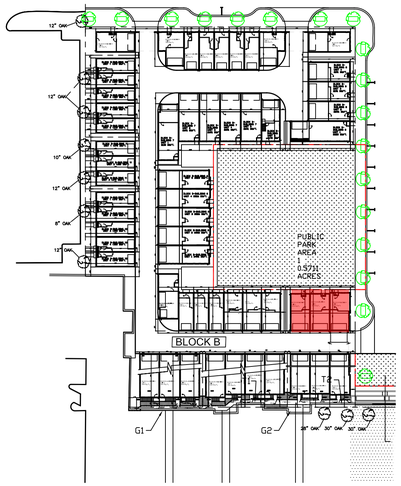
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

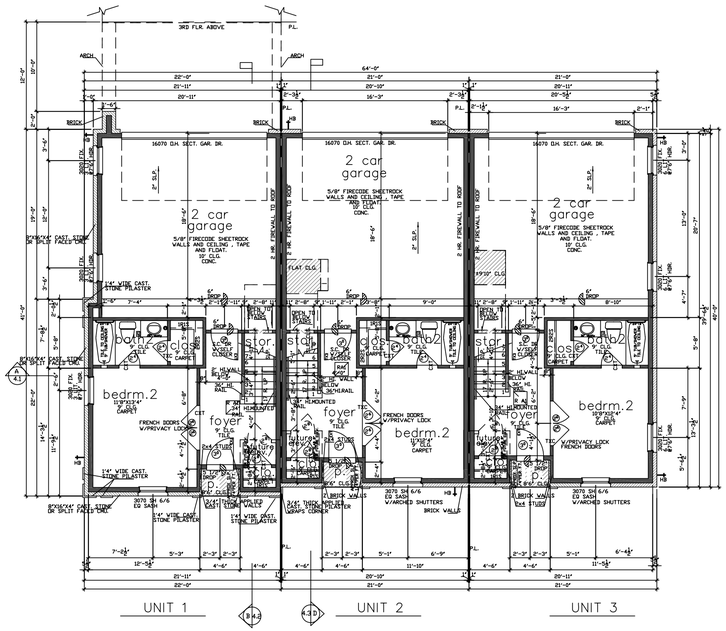
BLOCK B - BUILDING 3 & 4
ELEVATIONS

PLAN NO.'S
UNIT 1 3267
UNIT 2 2678
UNIT 3 2678

SHEET NO.
A-3.5

© OLIVER PLANS COPYRIGHT 2016





first floor plan
SCALE: 1/8" = 1'-0"

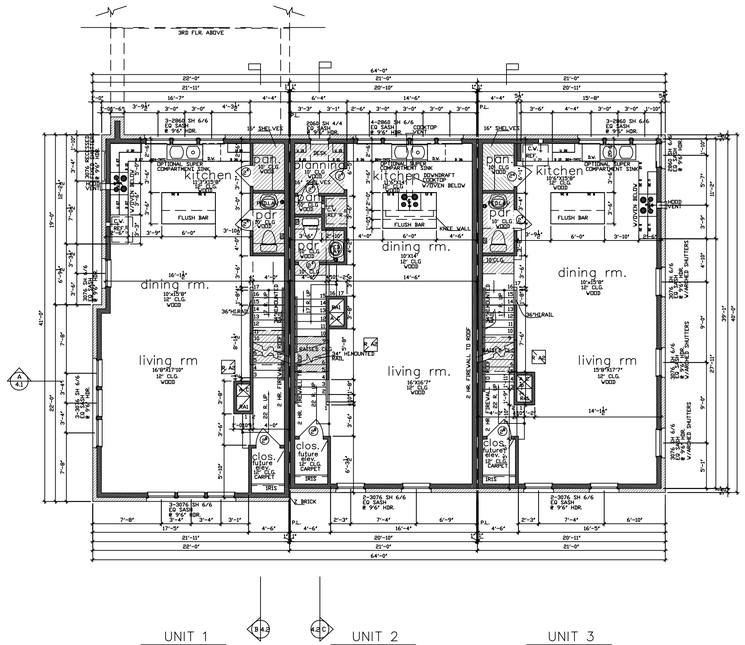
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

unit 1 square footage	
FIRST FLOOR	415
SECOND FLOOR	883
THIRD FLOOR	1123
ROOF TERRACE	846
TOTAL LIVING AREA	3267
GARAGE	456
PORCH	13
ROOF DECK	215
BALCONY	6
TOTAL SLAB AREA	883

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3 square footage	
FIRST FLOOR	374
SECOND FLOOR	840
THIRD FLOOR	840
ROOF TERRACE	624
TOTAL LIVING AREA	2678
GARAGE	454
PORCH	12
ROOF DECK	154
BALCONY	6
TOTAL SLAB AREA	840

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



second floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

BLOCK B - BUILDING 4

FIRST FLOOR PLAN

PLAN NO.

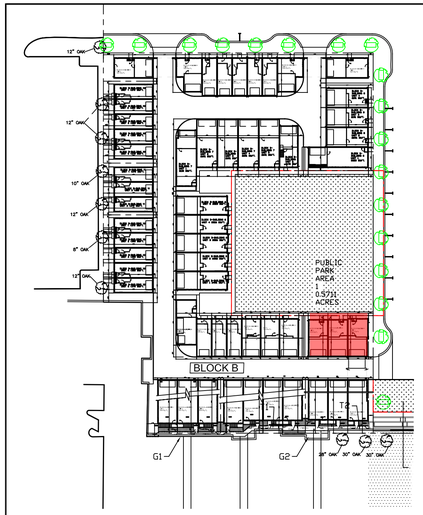
UNIT 1	3267
UNIT 2	2678
UNIT 3	2678

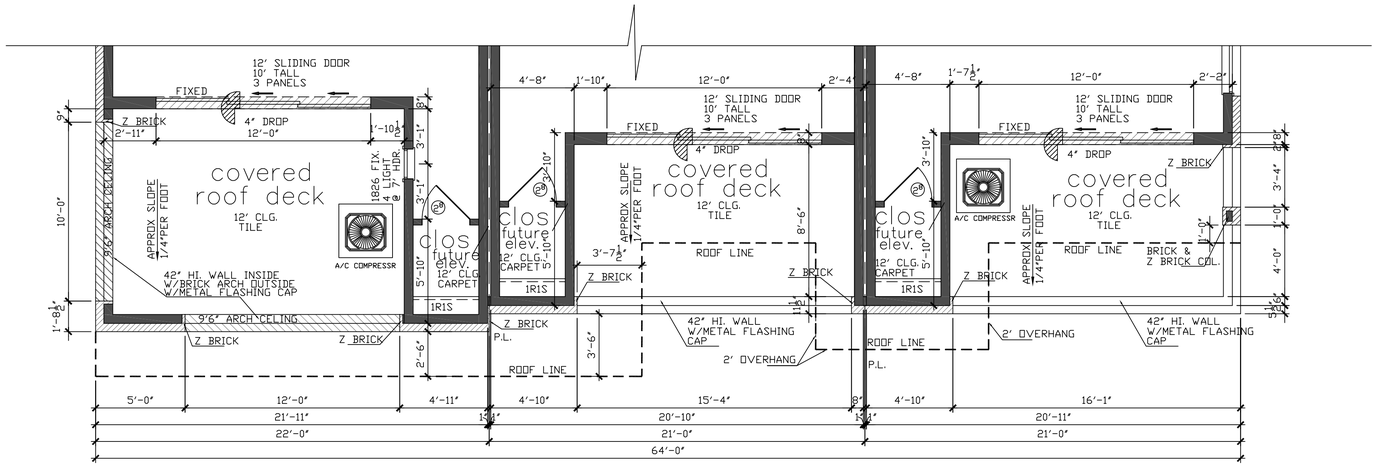
SHEET NO.
A-2.1

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/8" = 1'-0"
Last Updated: 03/17/2016

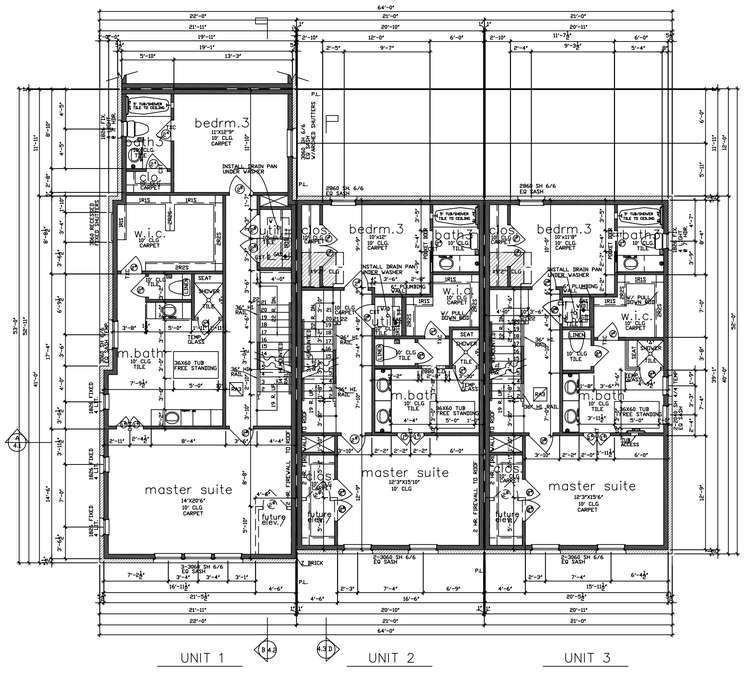
TEXASINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

© OLIVER PLANS COPYRIGHT 2016



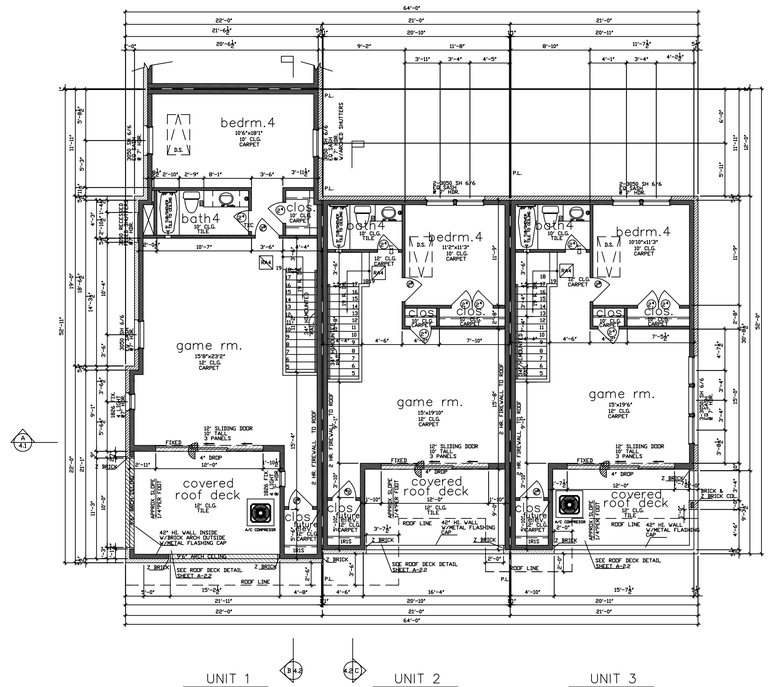


roof deck detail
SCALE: 1/4" = 1'-0"



third floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME



fourth floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./J.S.
Original Date Issued: 01/30/2016
Scale: 1/8" = 1'-0"
Last Updated: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

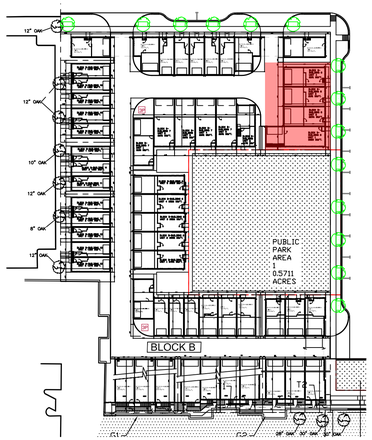
BLOCK B - BUILDING 4

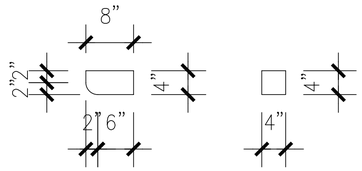
THIRD FLOOR PLAN

PLAN NO.
UNIT 1 3267
UNIT 2 2678
UNIT 3 2678

SHEET NO.
A-2.2

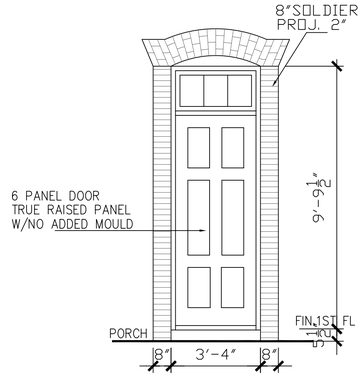
© OLIVER PLANS COPYRIGHT 2016





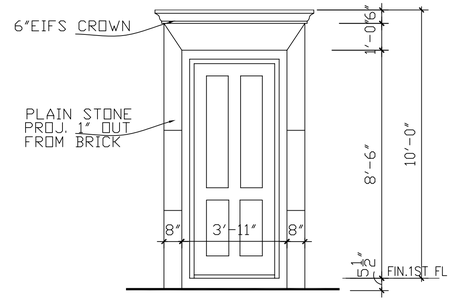
WOOD OF EIFS BRACKETS(B)

SCALE: 1" = 1'-0"



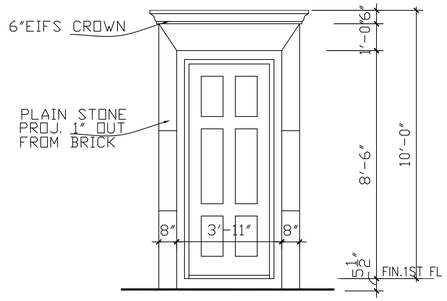
BRICK PEDIMENT A

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



STONE PEDIMENT B

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

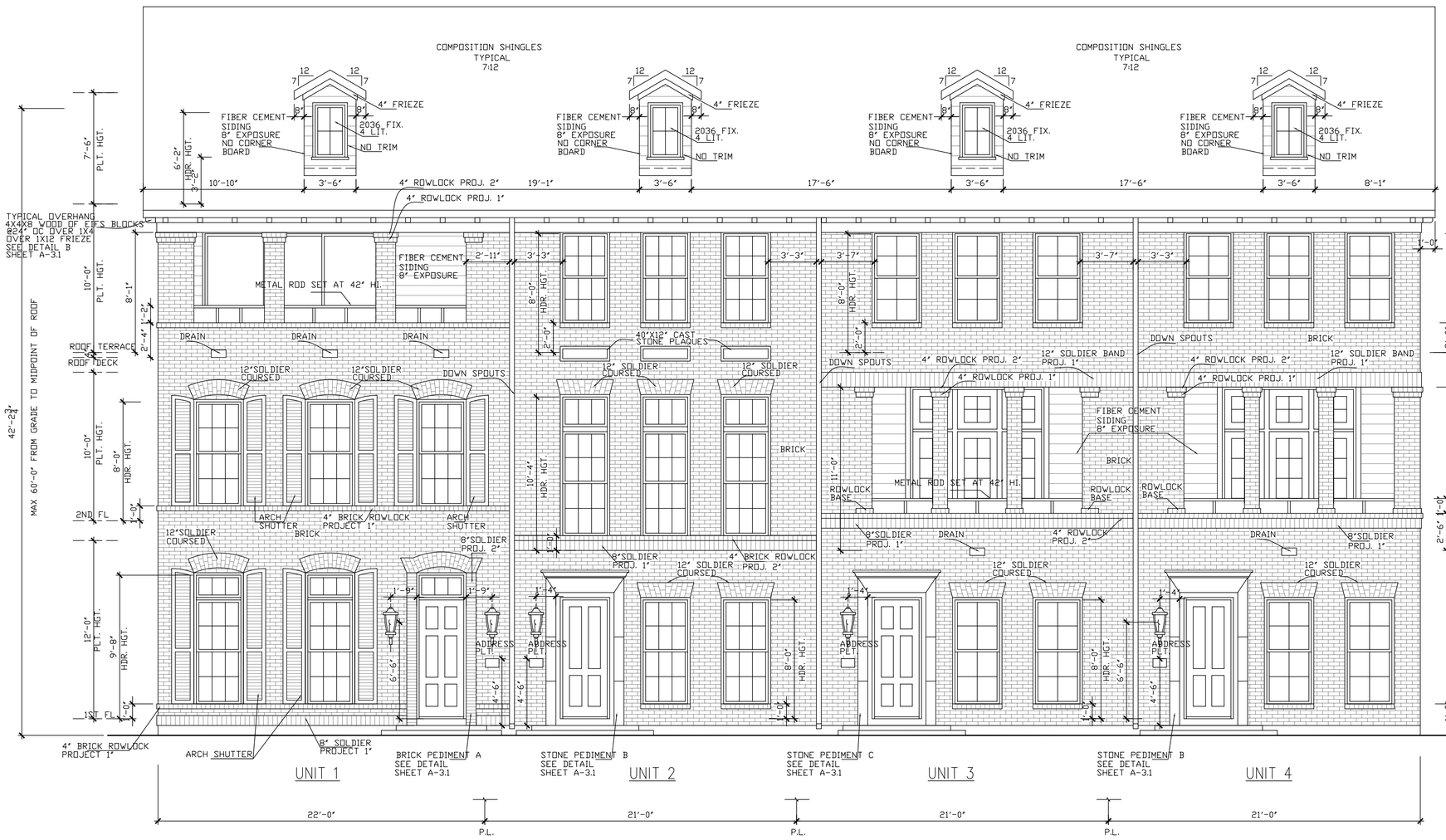


STONE PEDIMENT C

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

P.L.

NOTE: FRAME DORMERS USING 2X4 FOR STUDS & RAFTERS



east/front elevation

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

FACADE PLAN NOTES

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

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
14' HI. METAL ROD GUARDRAIL
4X4X8 WOOD OF EIFS BLOCKS
FIXED SHUTTER

UNIT 2 STONE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
CAST STONE PLAQUE
4X4X8 WOOD OF EIFS BLOCKS

UNIT 3&4 STONE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
14' HI. METAL ROD GUARDRAIL
4X4X8 WOOD OF EIFS BLOCKS

EAST/FRONT

MATERIAL CALCULATION TABLE		
SIDING	153	7.6%
BRICK	1858	92.0%
CAST STONE	9	0.4%
GLAZING	883	30.4%
TOTAL SURFACE AREA	2903	

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 02/02/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

BLOCK B - BUILDING 8

ELEVATIONS

PLAN NO.'S

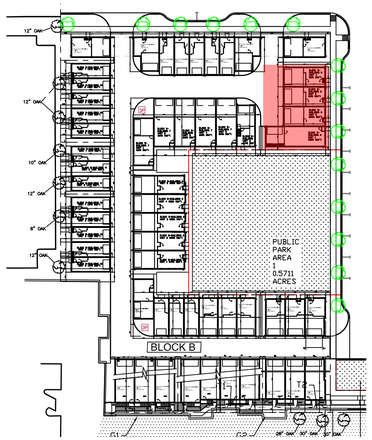
UNIT 1	3326
UNIT 2	2296
UNIT 3	2191
UNIT 4	2191

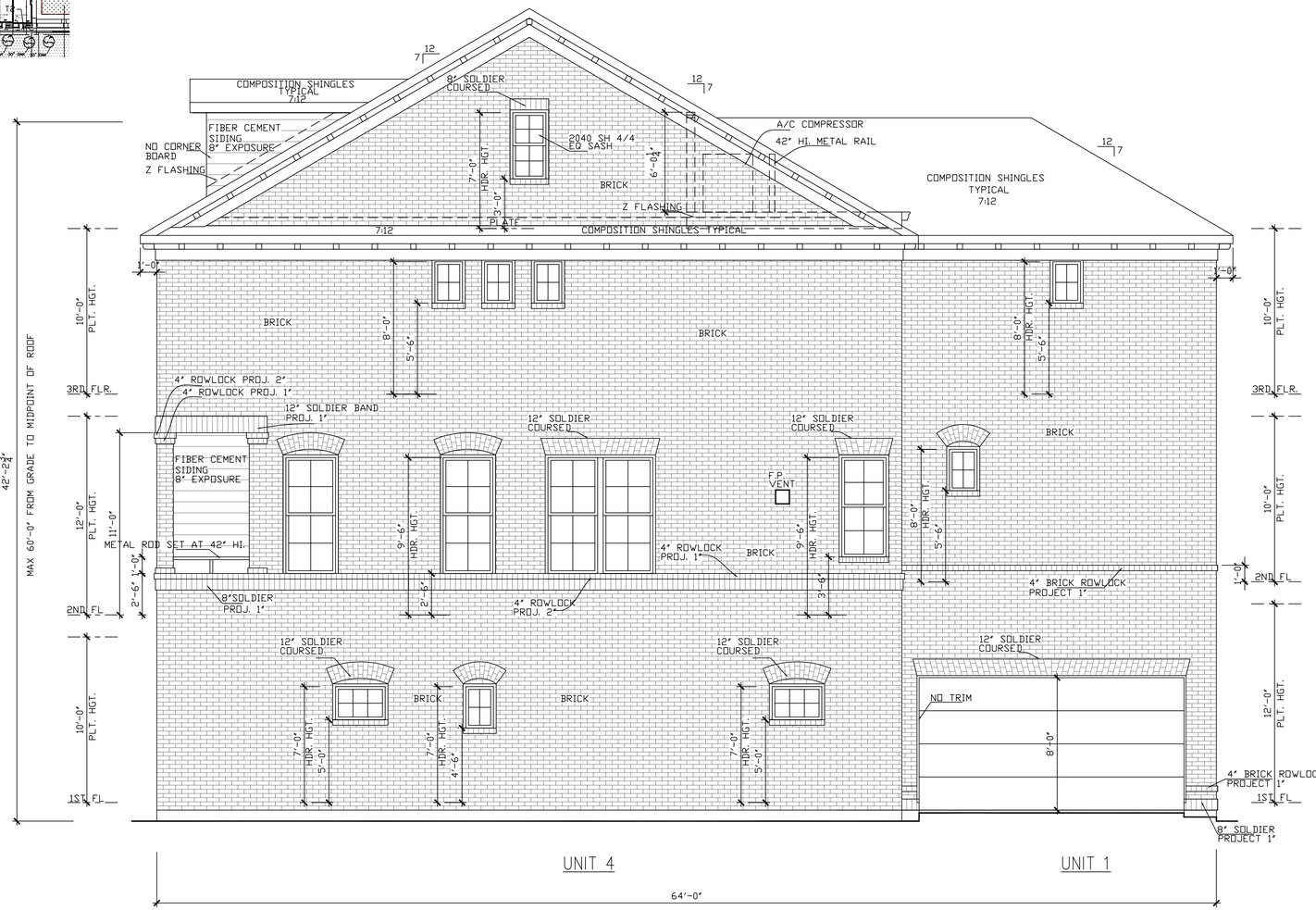
SHEET NO.

A-3.1

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

© OLIVER PLANS COPYRIGHT 2016





north/right elevation

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

FACADE PLAN NOTES

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

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
14" HI. METAL ROD GUARDRAIL
4X4X8 WOOD OF EIFS BLOCKS

NORTH/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	61	2.9%
BRICK	2007	97.1%
GLAZING	169	7.1%
TOTAL SURFACE AREA	2369	

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 02/02/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

BLOCK B - BUILDING 8

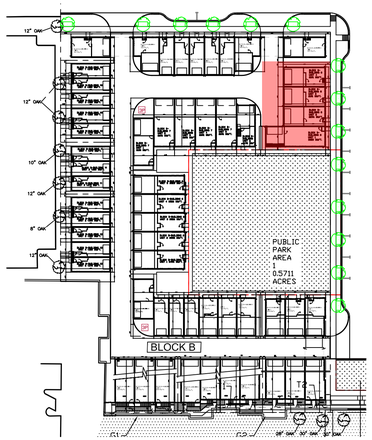
ELEVATIONS

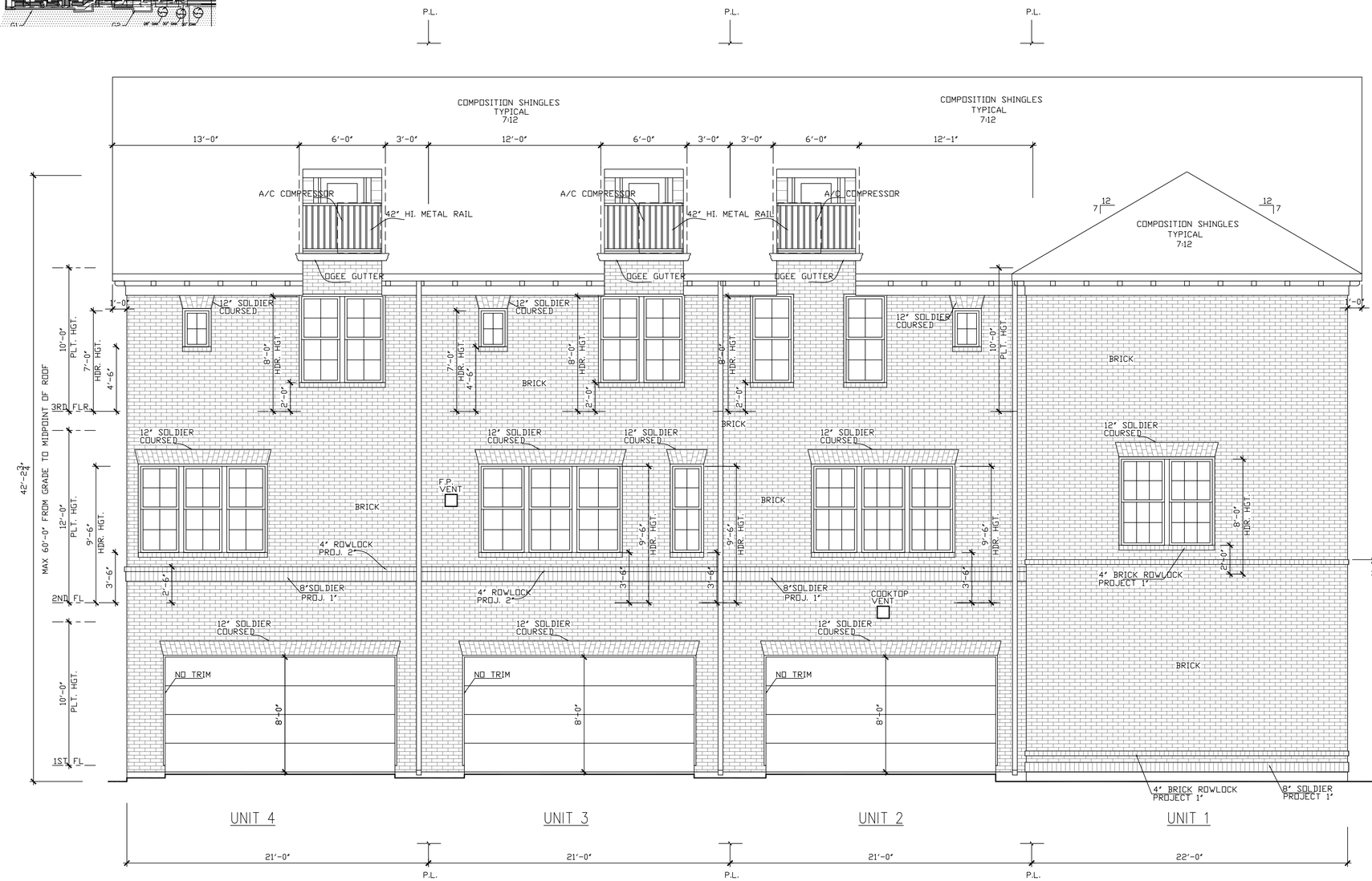
PLAN NO.'S

UNIT 1	3326
UNIT 2	2296
UNIT 3	2191
UNIT 4	2191

SHEET NO. A-3.2

© OLIVER PLANS COPYRIGHT 2016





west/rear elevation

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

FACADE PLAN NOTES

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

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

UNIT 2&3&4 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. METAL RAIL
4X4X8 WOOD OF EIFS BLOCKS

WEST/REAR

MATERIAL CALCULATION TABLE		
SIDING	54	2.5%
BRICK	2113	97.5%
GLAZING	395	15.4%
TOTAL SURFACE AREA	2958	

ADDISON GROVE

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 02/02/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

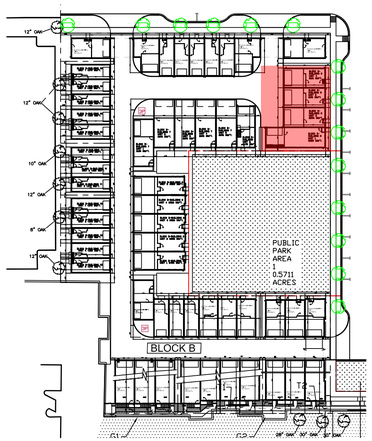
BLOCK B - BUILDING 8

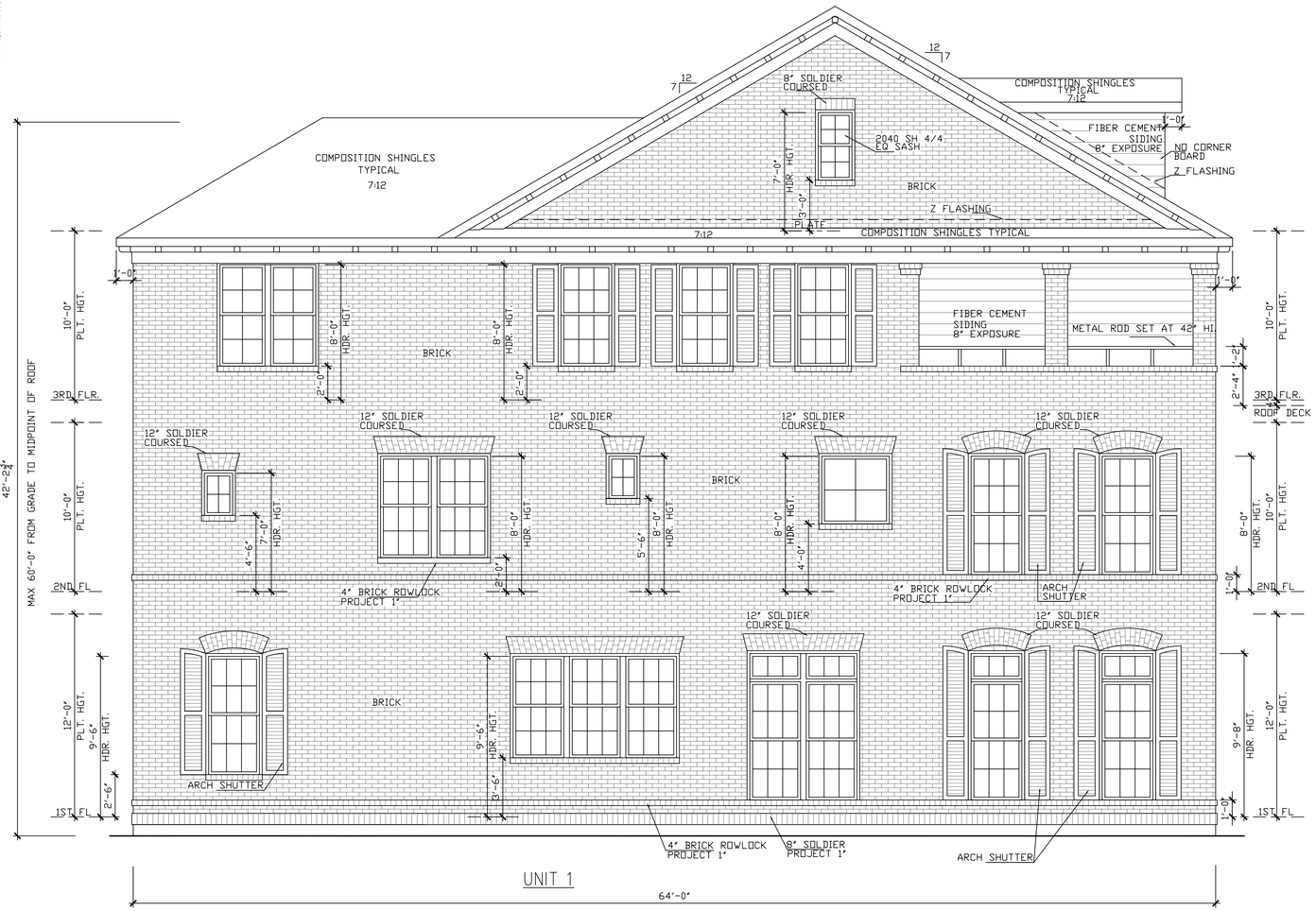
ELEVATIONS

PLAN NO.'S
UNIT 1 3326
UNIT 2 2296
UNIT 3 2191
UNIT 4 2191

SHEET NO.
A-3.3

© OLIVER PLANS COPYRIGHT 2016





south/left elevation

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

FACADE PLAN NOTES

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

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
14" HI. METAL ROD GUARDRAIL
4X4X8 WOOD OF EIFS BLOCKS
FIXED SHUTTER

SOUTH/LEFT

MATERIAL CALCULATION TABLE		
SIDING	112	5.8%
BRICK	1831	94.2%
GLAZING	426	18.0%
TOTAL SURFACE AREA	2369	

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 02/02/2016
Scale: 1/4" = 1'-0"
Final Date Issue: 03/17/2016

TEXASINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

BLOCK B - BUILDING 8

ELEVATIONS

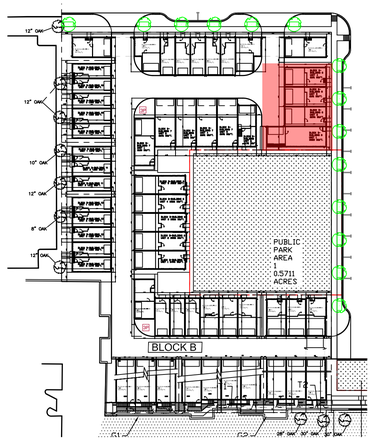
PLAN NO.'S

UNIT 1	3326
UNIT 2	2296
UNIT 3	2191
UNIT 4	2191

SHEET NO.

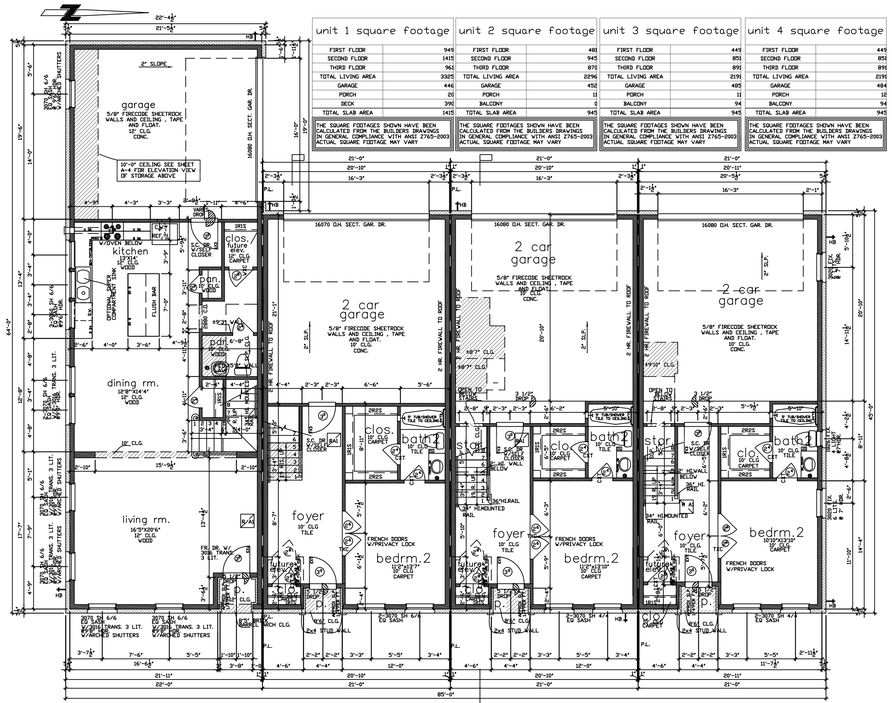
A-3.4

© OLIVER PLANS COPYRIGHT 2016



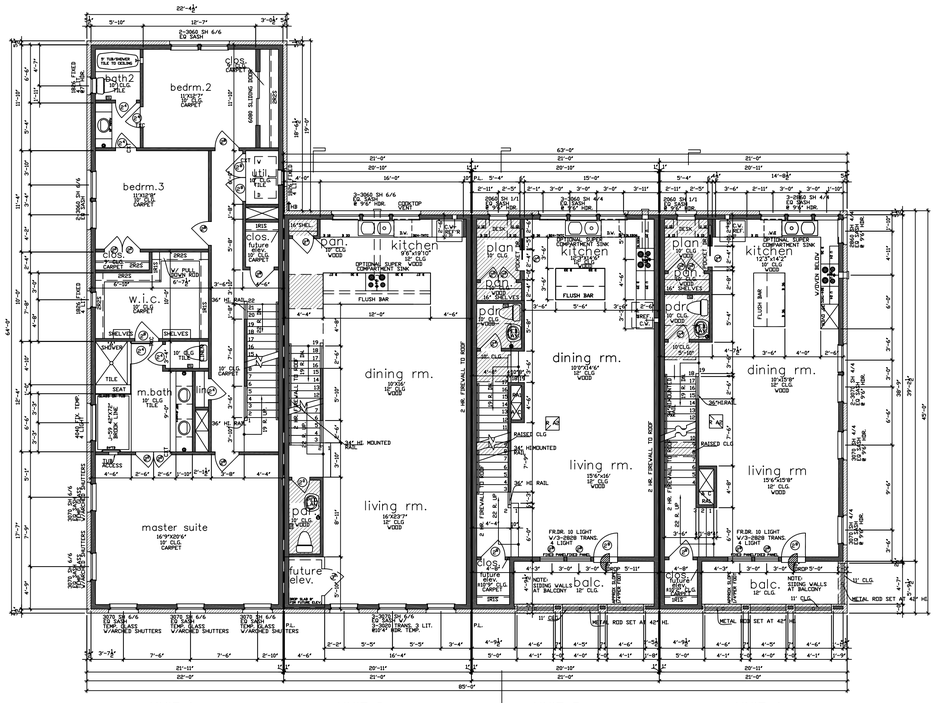
unit 1 square footage		unit 2 square footage		unit 3 square footage		unit 4 square footage	
FIRST FLOOR	949	FIRST FLOOR	488	FIRST FLOOR	449	FIRST FLOOR	449
SECOND FLOOR	1415	SECOND FLOOR	945	SECOND FLOOR	851	SECOND FLOOR	851
THIRD FLOOR	961	THIRD FLOOR	975	THIRD FLOOR	891	THIRD FLOOR	891
TOTAL LIVING AREA	3325	TOTAL LIVING AREA	2296	TOTAL LIVING AREA	2191	TOTAL LIVING AREA	2191
GARAGE	446	GARAGE	452	GARAGE	485	GARAGE	484
PORCH	20	PORCH	13	PORCH	13	PORCH	12
DECK	396	BALCONY	0	BALCONY	94	BALCONY	94
TOTAL SLAB AREA	1415	TOTAL SLAB AREA	945	TOTAL SLAB AREA	945	TOTAL SLAB AREA	945

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATES FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



first floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME



second floor plan
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

BLOCK B - BUILDING 8

FLOOR PLANS

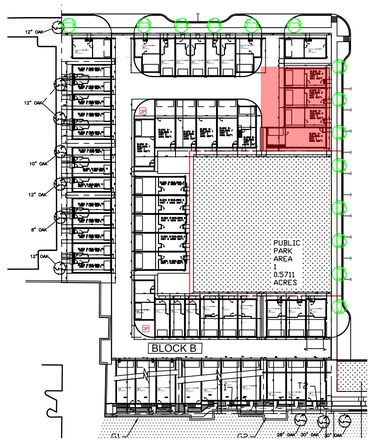
Drawn By/Checked By: B.M./F.M.
Original Date Issued: 02/02/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 03/17/2016

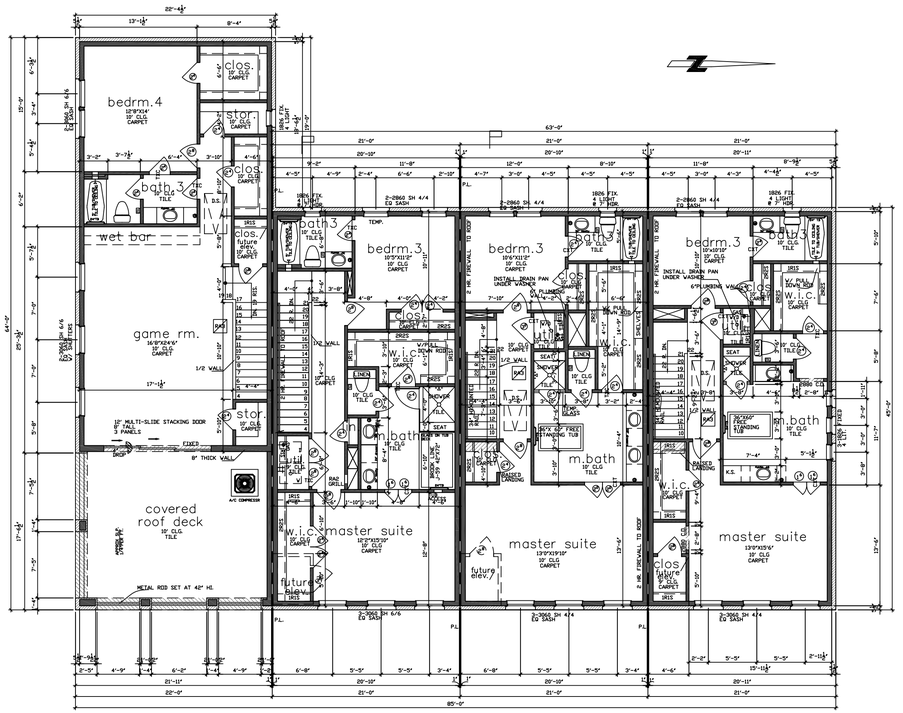
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

PLAN NO.'S
UNIT 1 3326
UNIT 2 2296
UNIT 3 2191
UNIT 4 2191

SHEET NO.
A-2.1

© OLIVER PLANS COPYRIGHT 2016





third floor plan

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

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

ADDISON GROVE

BLOCK B - BUILDING 8

THIRD FLOOR PLAN

PLAN NO.'S	
UNIT 1	3326
UNIT 2	2296
UNIT 3	2191
UNIT 4	2191

SHEET NO.

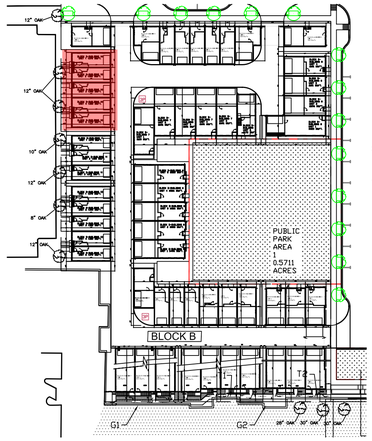
A-2.2

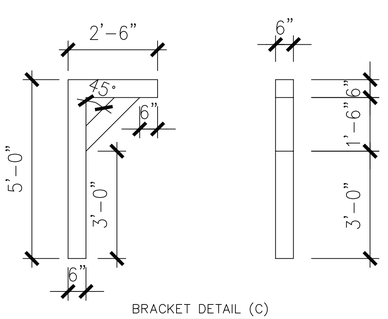
TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: B.M./F.M.
Original Date Issued: 02/02/2016
Scale: 1/8" = 1'-0"
Final Date Issue: 03/17/2016

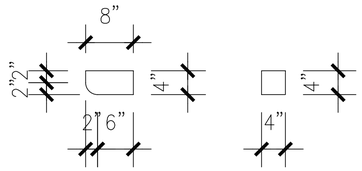
TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

© OLIVER PLANS COPYRIGHT 2016

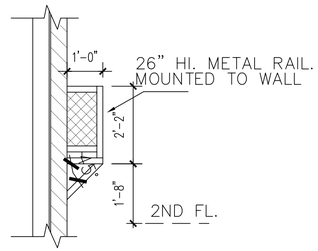




BRACKET DETAIL (C)
SCALE: 1/2" = 1'-0"



WOOD OF EIFS BRACKETS(D)
SCALE: 1" = 1'-0"



METAL RAIL. (E)
SCALE: 1/2"=1'-0"

NOTE: FRAME DORMERS USING 4" MATERIAL
2X4'S RAFTERS 4" FASCIA ETC.

WEST/FRONT

MATERIAL CALCULATION TABLE		
SIDING	18	1.1%
BRICK	1559	94.4%
CAST STONE	74	4.5%
GLAZING	1057	39.0%
TOTAL SURFACE AREA	2708	

LEGEND

BRICK

FIBER CEMENT SIDING

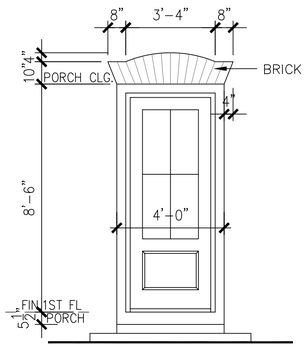
ADDITIONAL BUILDING MATERIALS

UNIT 1&3&5 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
26" HI. METAL GUARDRAIL
4X4X8 WOOD OF EIFS BLOCKS

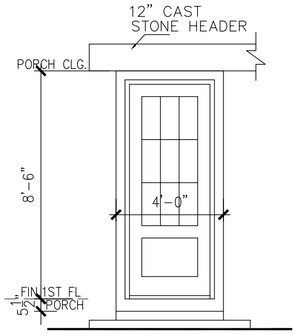
UNIT 2&4 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
CAST STONE HEADER
CAST STONE PLAQUE
4X4X8 WOOD OF EIFS BLOCKS

FACADE PLAN NOTES

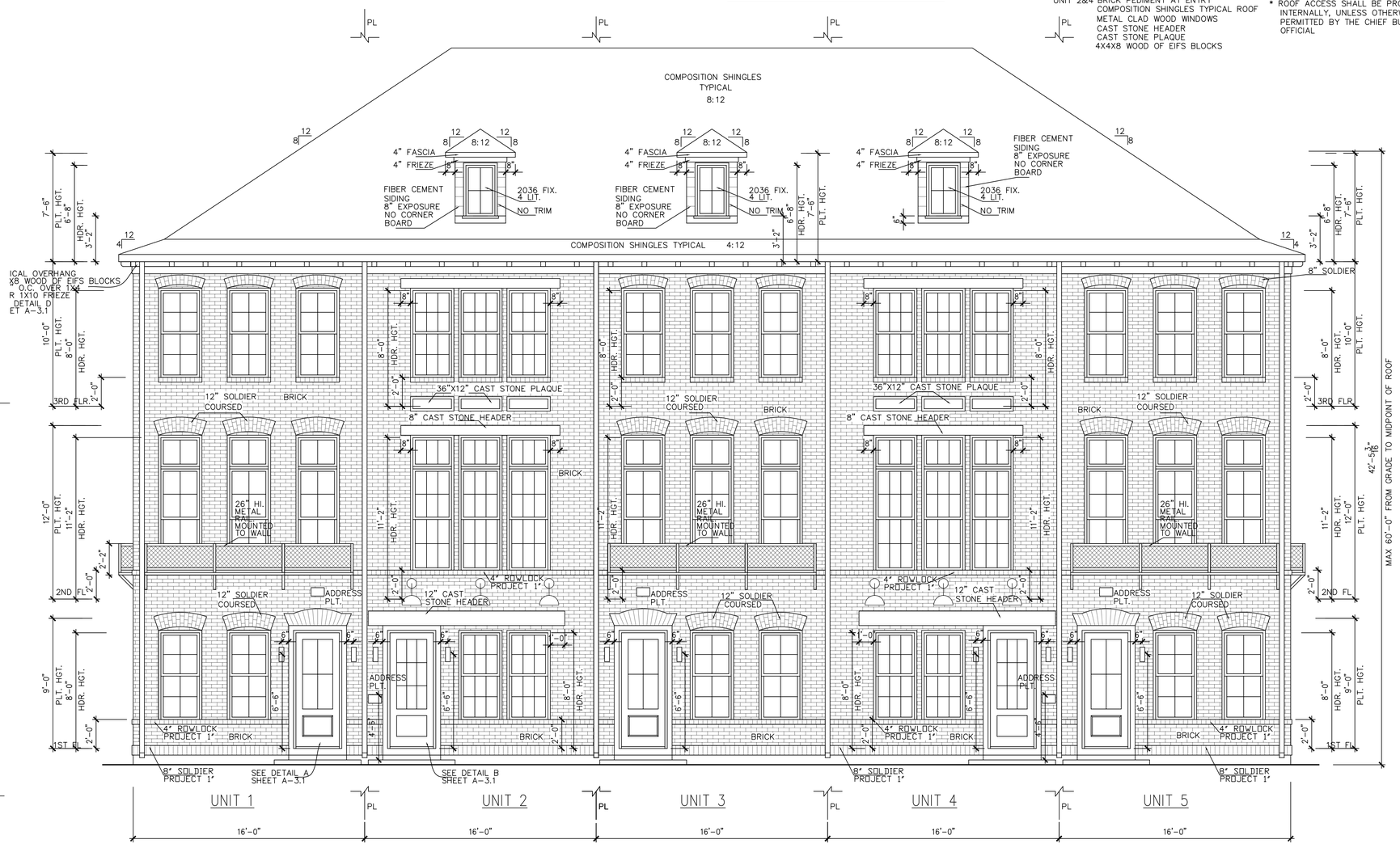
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
* ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
* WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE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



BRICK PEDIMENT A
SCALE: 3/8" = 1'-0"



BRICK PEDIMENT B
SCALE: 3/8" = 1'-0"



west/front elevation
SCALE: 1/4" = 1'-0"

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 03/04/2016
Scale: 1/4" = 1'-0"
Last Updated: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

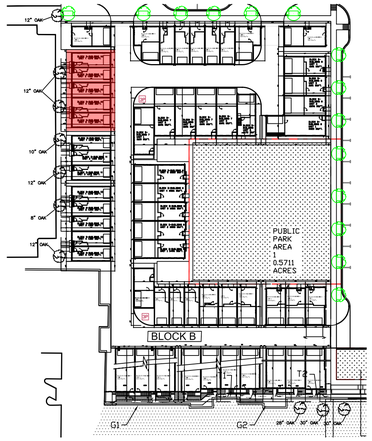
BLOCK B - BUILDING 10
ELEVATIONS

PLAN NO.

UNIT 1	1379
UNIT 2	1380
UNIT 3	1380
UNIT 4	1380
UNIT 5	1379

SHEET NO.
A-3.1

© OLIVER PLANS COPYRIGHT 2016



NOTE: NO CAULKING BETWEEN Z FLASHING AND SIDING

EAST/REAR

MATERIAL CALCULATION TABLE		
SIDING	356	17.5%
BRICK	1682	82.5%
GLAZING	398	14.2%
TOTAL SURFACE AREA	2811	

LEGEND

BRICK

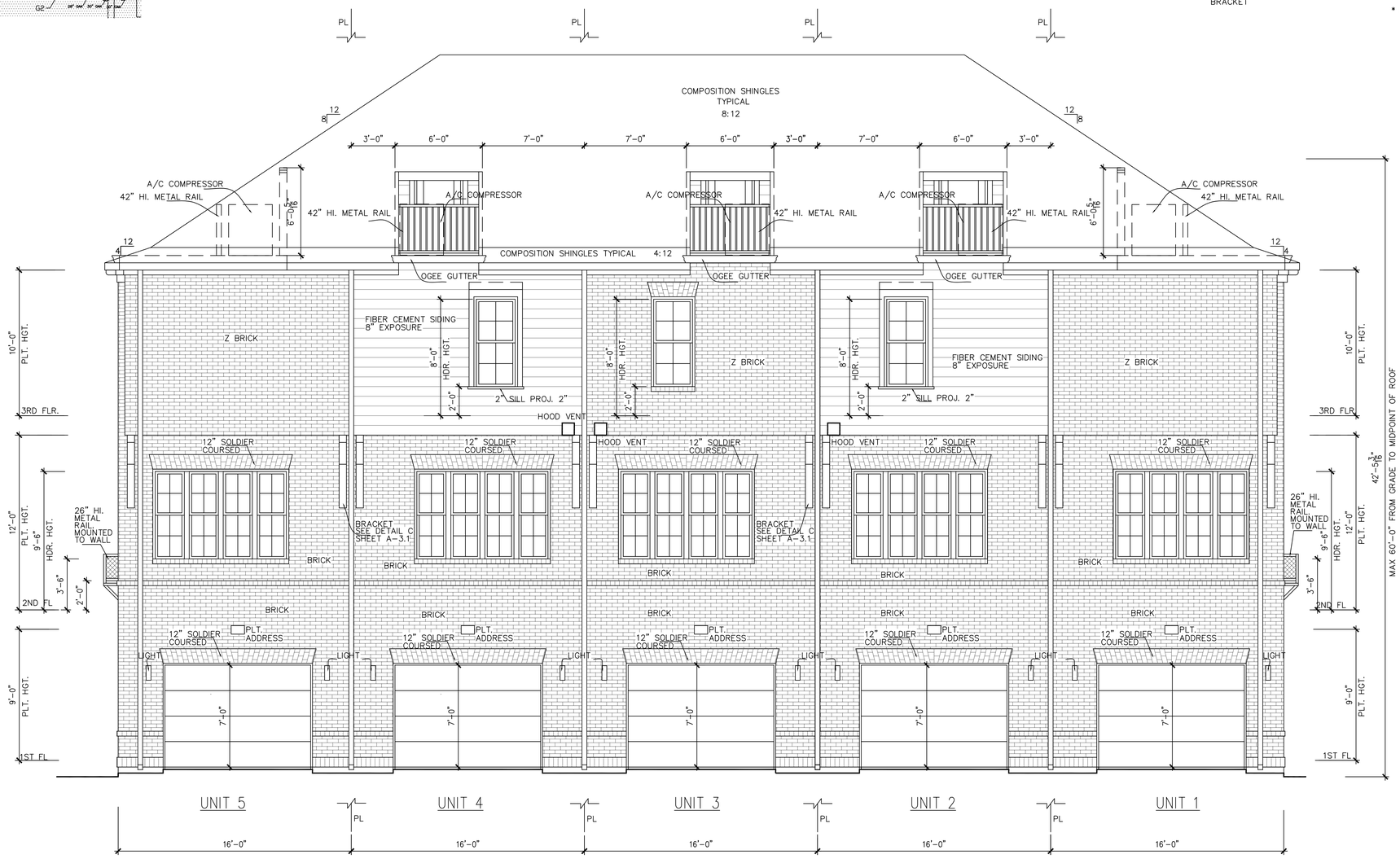
FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
BRACKET

FACADE PLAN NOTES

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



east/rear elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 03/04/2016
Scale: 1/4" = 1'-0"
Last Updated: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 10

ELEVATIONS

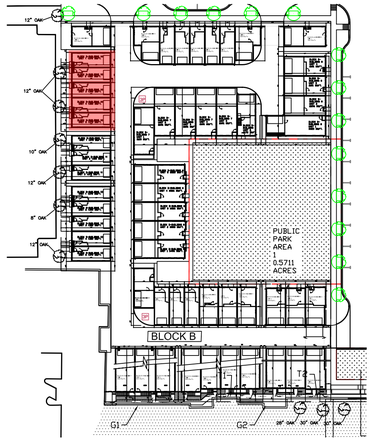
ADDISON GROVE

PLAN NO.

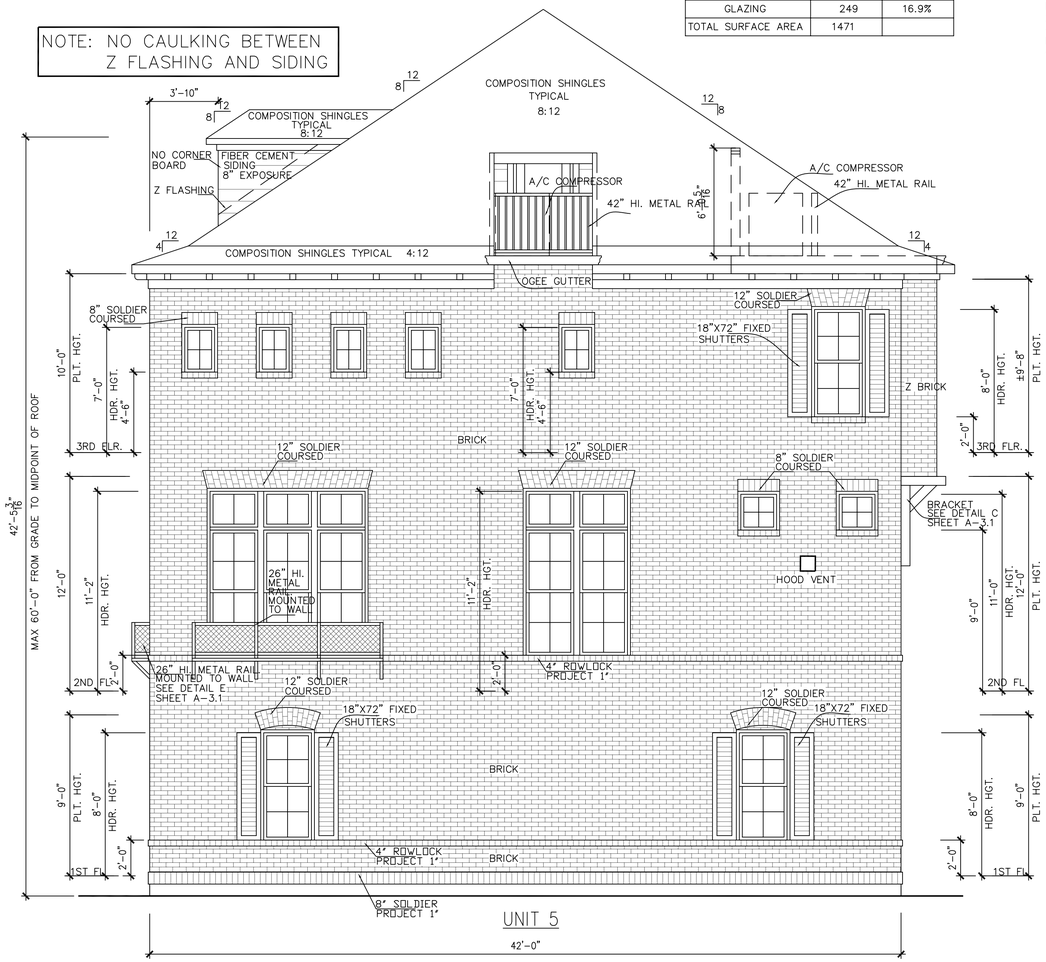
UNIT 1	1379
UNIT 2	1380
UNIT 3	1380
UNIT 4	1380
UNIT 5	1379

SHEET NO. A-3.2

© OLIVER PLANS COPYRIGHT 2016



NOTE: NO CAULKING BETWEEN Z FLASHING AND SIDING



south/right elevation

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

SOUTH/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	24	2.0%
BRICK	1198	98.0%
GLAZING	249	16.9%
TOTAL SURFACE AREA	1471	

LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
26" HI. METAL GUARDRAIL
42" HI. METAL GUARDRAIL
FIXED SHUTTER
4X4X8 WOOD OF EIFS BLOCKS

FACADE PLAN NOTES

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

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 03/04/2016
Scale: 1/4" = 1'-0"
Last Updated: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 10

ELEVATIONS

ADDISON GROVE

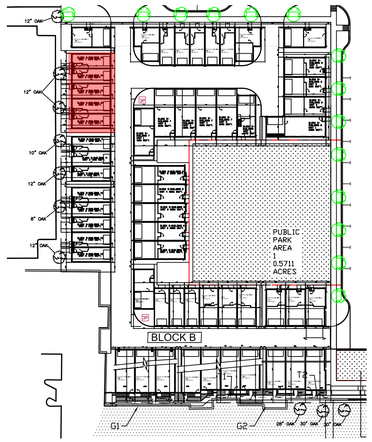
PLAN NO.

UNIT 1	1379
UNIT 2	1380
UNIT 3	1380
UNIT 4	1380
UNIT 5	1379

SHEET NO. A-3.3

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

© OLIVER PLANS COPYRIGHT 2016



NOTE: NO CAULKING BETWEEN Z FLASHING AND SIDING

NORTH/LEFT

MATERIAL CALCULATION TABLE		
SIDING	24	2.0%
BRICK	1198	98.0%
GLAZING	249	16.9%
TOTAL SURFACE AREA	1471	

LEGEND

BRICK

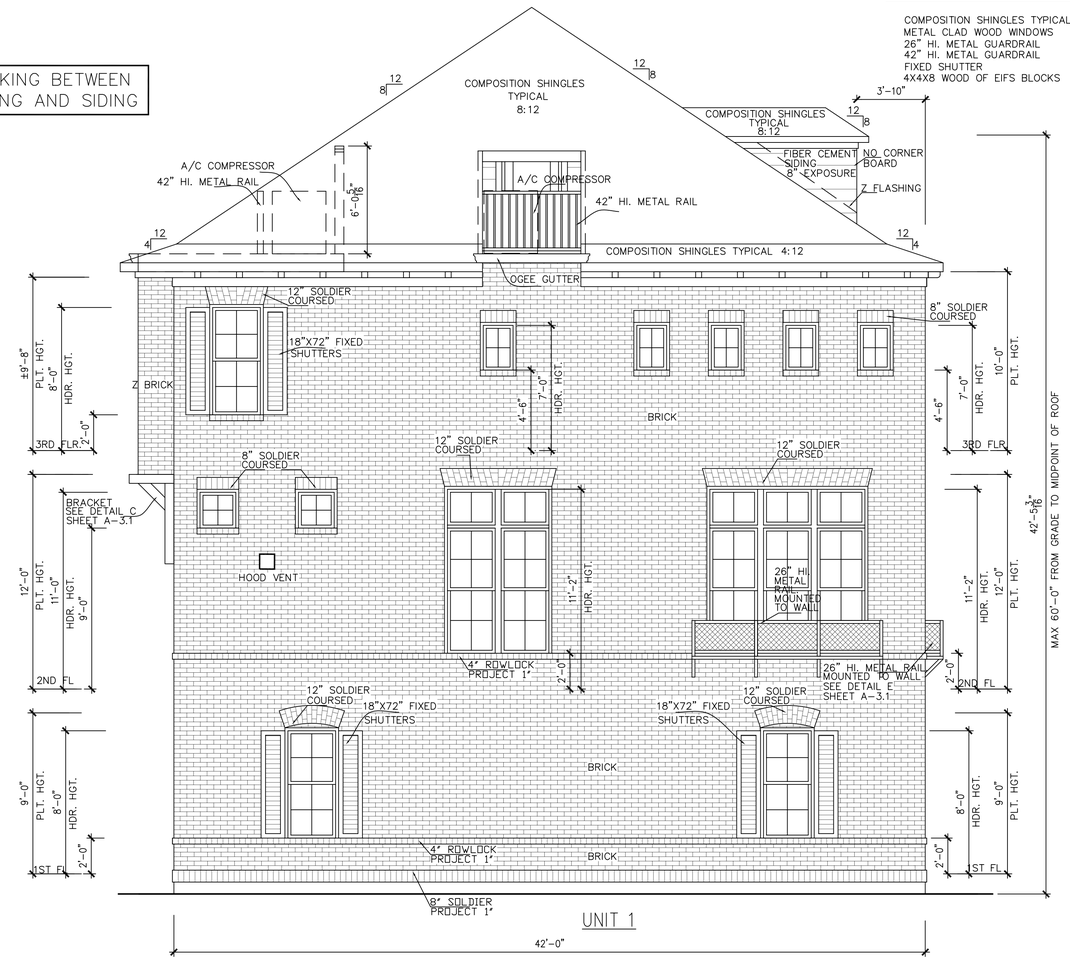
FIBER CEMENT SIDING

FACADE PLAN NOTES

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

ADDITIONAL BUILDING MATERIALS

COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
26" HI. METAL GUARDRAIL
42" HI. METAL GUARDRAIL
FIXED SHUTTER
4X4X8 WOOD OF EIFS BLOCKS



UNIT 1

42'-0"

north/left elevation

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 03/04/2016
Scale: 1/4" = 1'-0"
Last Updated: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 10

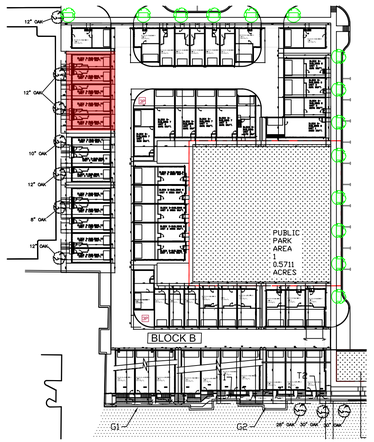
ELEVATIONS

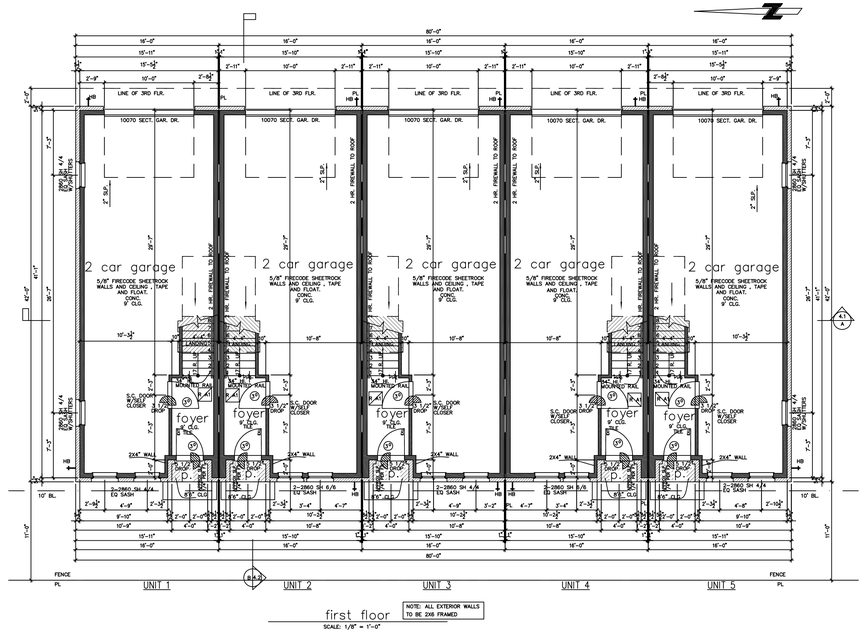
PLAN NO.

UNIT 1	1379
UNIT 2	1380
UNIT 3	1380
UNIT 4	1380
UNIT 5	1379

SHEET NO. A-3.4

© OLIVER PLANS COPYRIGHT 2016





first floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED

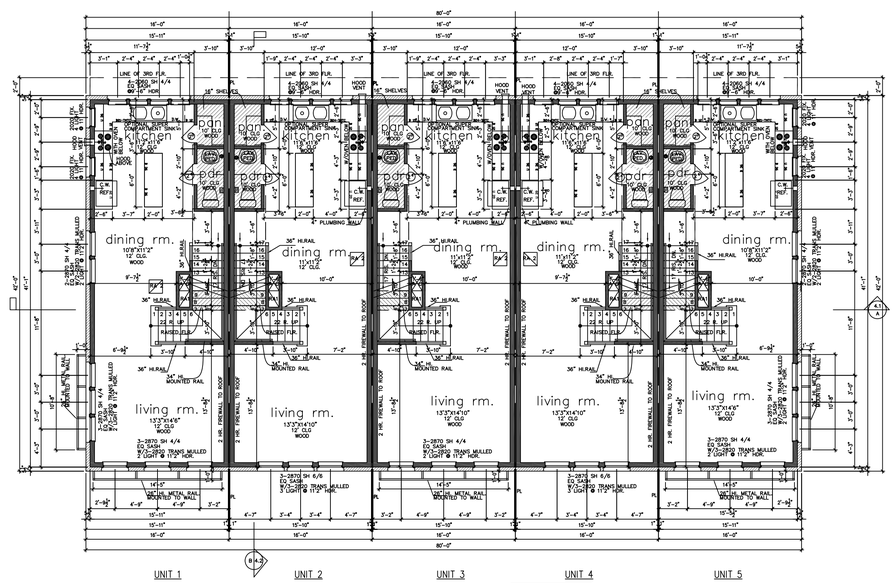
SCALE: 1/8" = 1'-0"

unit 1&5 square footage	
FIRST FLOOR	57
SECOND FLOOR	672
THIRD FLOOR	650
TOTAL LIVING AREA	1379
GARAGE	605
PORCH	10
BALCONY	0
TOTAL SLAB AREA	672

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3&4 square footage	
FIRST FLOOR	57
SECOND FLOOR	672
THIRD FLOOR	651
TOTAL LIVING AREA	1380
GARAGE	605
PORCH	10
BALCONY	0
TOTAL SLAB AREA	672

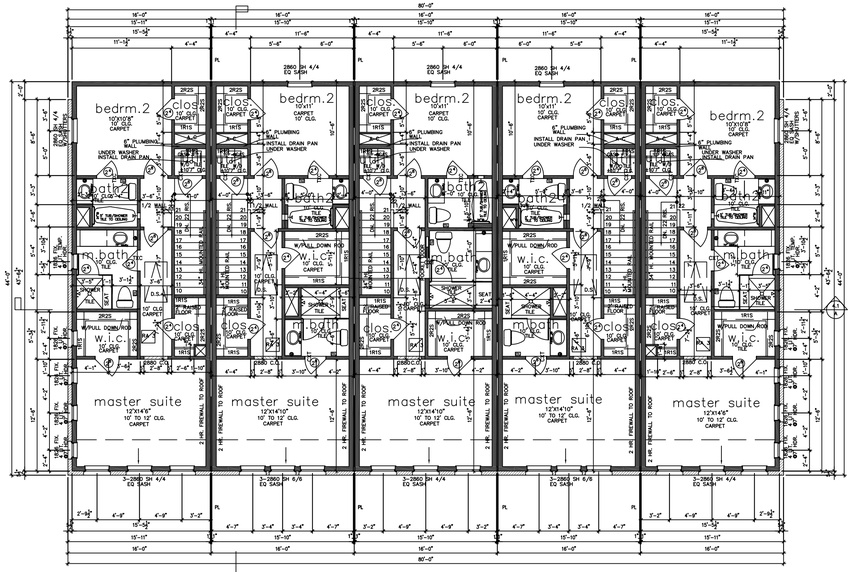
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



second floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED

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



third floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED

NOTE:PLACE WATER HEATER ON MASTER BATH AREA IF POSSIBLE

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

TEXAS INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: J.H./J.S.
Original Date Issued: 03/04/2016
Scale: 1/8" = 1'-0"
Last Updated: 03/17/2016

TEXAS INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

BLOCK B - BUILDING 10

FLOOR PLAN

PLAN NO.

UNIT 1	1379
UNIT 2	1380
UNIT 3	1380
UNIT 4	1380
UNIT 5	1379

SHEET NO. A-2

© OLIVER PLANS COPYRIGHT 2016

Planning & Zoning Commission
Meeting Date: 04/19/2016

Agenda Caption:

PUBLIC HEARING Case 1736-SUP/Gyu-KaKu. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 115, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

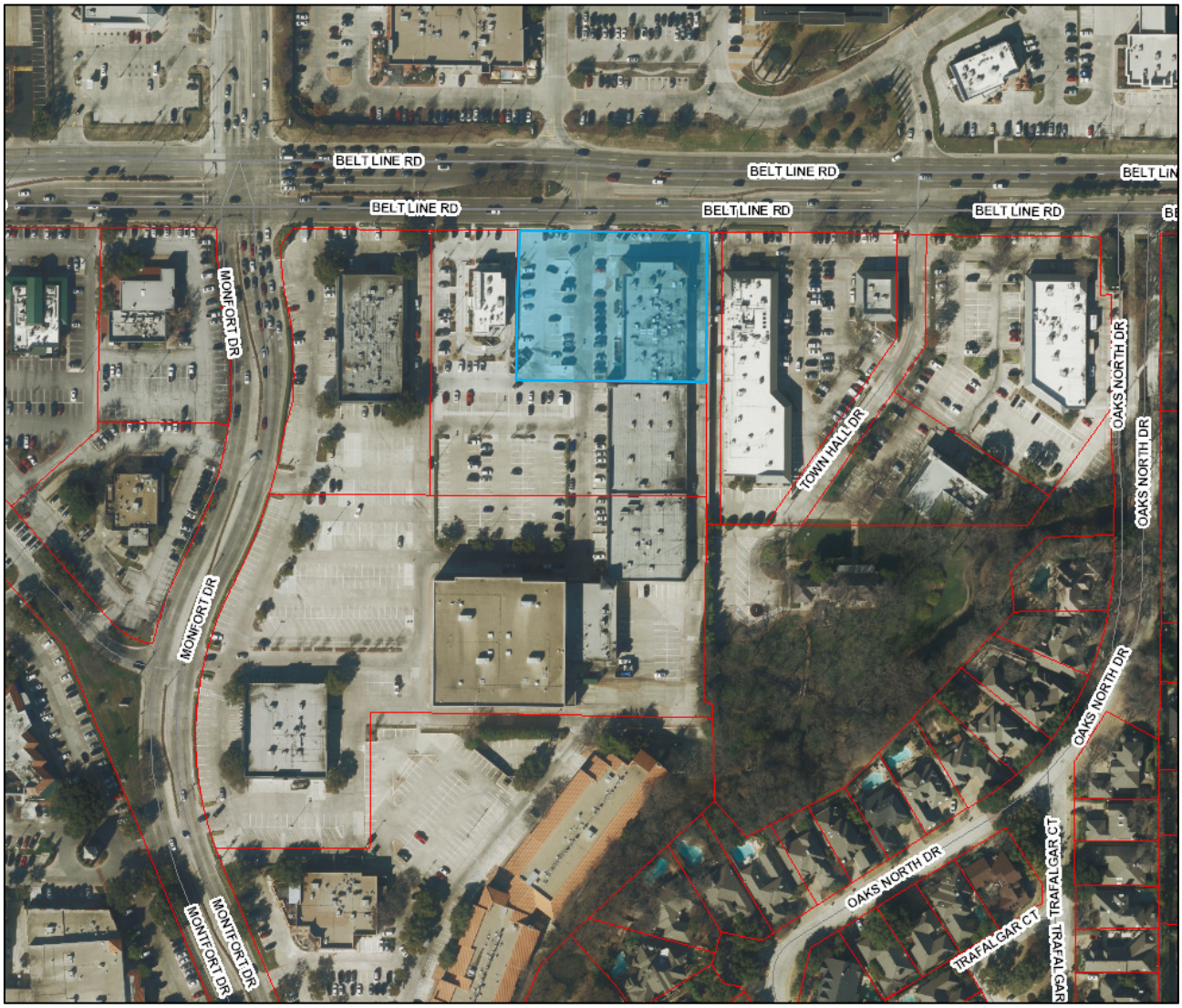
Attachments

1736-SUP P&Z Packet
1736-SUP Plans

1736-SUP

PUBLIC HEARING Case 1736-SUP/Gyu-KaKu. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 115, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP



April 15, 2016

STAFF REPORT

RE:	Case 1736-SUP/Gyu-Kaku
LOCATION:	5290 Belt Line Road Suite 115
REQUEST:	Approval of a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only
APPLICANT:	Gyu-Kaku represented by Mr. Christian Le

DISCUSSION:

Background: This leased space is part of the Prestonwood Place retail center at the corner of Belt Line Road and Montfort Drive and is zoned Local Retail. This suite first received SUP approval in 1996 for a restaurant named Mattito's Café Mexicano. Most recently, this space was occupied by India West, which closed about a year ago. The previous tenant occupied approximately 5,825 square feet, including a small patio.

Proposed Plan: The property owner is planning to subdivide the large existing space into two restaurant spaces. New SUPs are required due to the extent of the renovation. The first to come in for SUP approval is a concept called Gyu-Kaku (Gew-Kah-Koo). This is a Japanese barbeque concept with 35 other locations around the United States and Canada. This would be their first location in Dallas and second in Texas. Gyu-Kaku is Japanese for "Horn of the Bull." The concept includes a small grill at each table for patrons to cook their own meat, similar to the Melting Pot concept.

Gyu-KaKu is proposing to occupy 2,900 square feet of interior space and the existing 525 square foot patio with total seating for 136.

Facades: The applicant is proposing a minor change to the exterior of the building by adding an entry feature around their door.

Parking: As this restaurant is occupying a previous restaurant space, compliance with required parking ratios will not be impacted.

Landscaping: The Parks Department will assess the condition of the landscaping during the construction process. Any deficiencies will need to be corrected prior to the issuance of a certificate of occupancy.

RECOMMENDATION: **APPROVAL WITH CONDITION**

Gyu-KaKu appears to be a quality restaurant and is a new concept to Addison. This should be a good fit for the center. Staff recommends approval subject to the following condition:

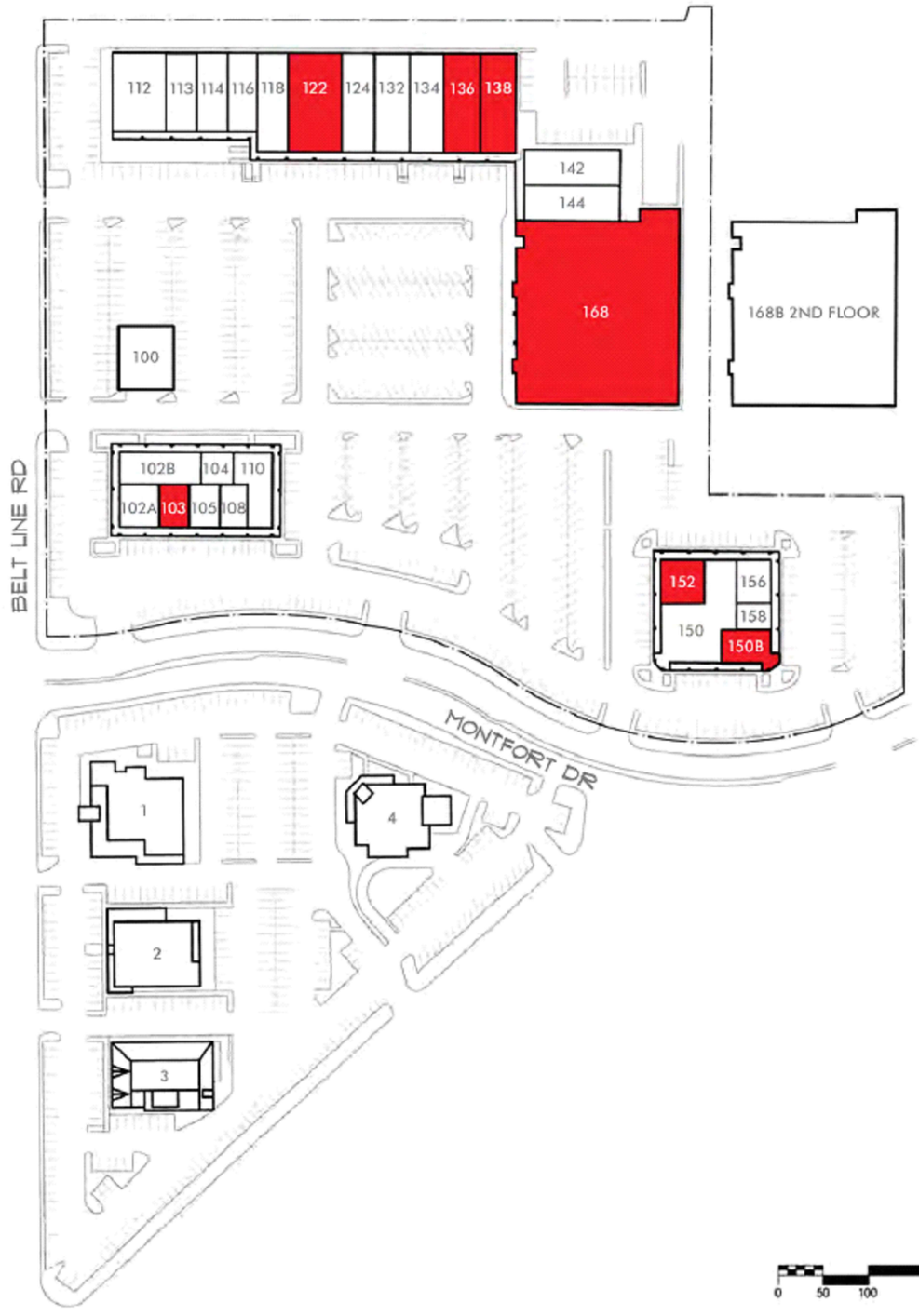
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Land Use Analysis

Attributes of Success Matrix

Gyu-KaKu, 5290 Belt Line Road, Suite 115 **1735-SUP**

Attribute	Comment	Score
Competitive	This is a competitive corner and this concept has a successful tract record.	
Safe	This development is safe.	
Functional	The floor plan is a good design and appears functional.	
Visually Appealing	The entryway feature will add visual interest to the façade of the space.	
Supported with Amenities	The site is a good location for restaurants, retail, and other support services.	
Environmentally Responsible	Reoccupying a vacant space is an environmentally responsible development pattern.	
Walkable	The sidewalks adjacent to this property are narrow and immediately back of curb with no good connections through the parking lot.	
Overall Assessment	**This new concept that will add a unique restaurant to the Town.**	



SITE PLAN

Prestonwood Place

ADDISON, TX

LOT 1

SUITE	TENANT	SF
102A	Chipotle	2,582
102B	SOHO / Okeano's By Avaner	1,443
103	AVAILABLE	1,300
105	i Fratelli Pizza	1,112
104	Foto Spa	1,275
100	Pollo Tropical	3,722
108	Addison Cafe	2,000
110	The Great Outdoors	2,300
112	La Madeleine	5,840
113	Pho Bowl	1,852
114	Gyu Kaku	3,351
116	Cafe Gecko	2,440
118	Sunstone Yoga Sport	4,500
122	AVAILABLE	8,125
124	Castle Nail Spa	2,300
132	Momo's Pasta	3,000
134	Planned Parenthood	3,000
136	AVAILABLE	3,000
138	AVAILABLE	3,000
142	Vernon's Grille	3,500
144	Chow Thai Restaurant	3,500
150	Logan's	5,200
150B	AVAILABLE	1,800
152	AVAILABLE	1,984
156	Orange Theory Fitness	1,517
158	Orange Theory Fitness	999
168	SMART Learning Center *(operating but available 2017)*	29,755

2ND FLOOR

168B	*not available*	32,853

LOT 2

SUITE	TENANT	SF
1	El Fenix	8,700
2	Twin Peaks	7,174
3	DeMassi's Buffet	7,397
4	Flying Saucer	5,500

ucr.com

CBRE | UCR

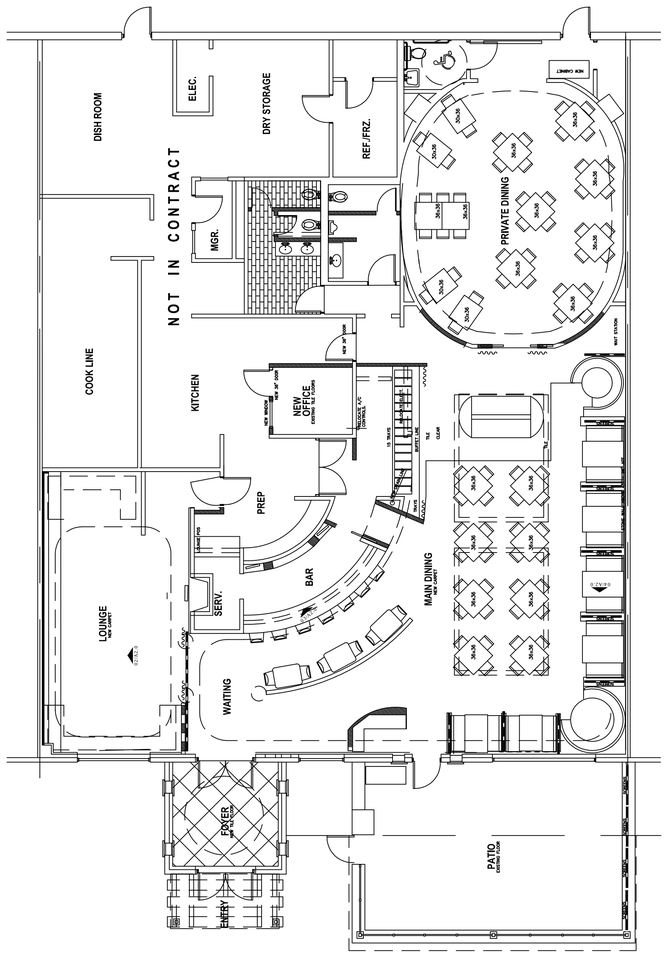
© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. PLAN LAST UPDATED 2/2/2016

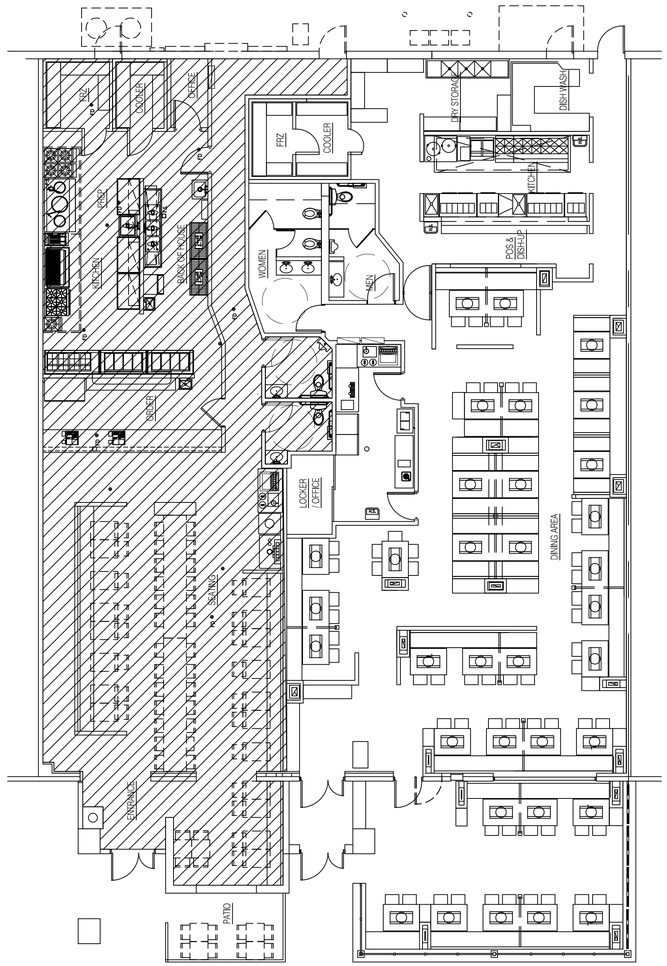
EVER DESIGN & BUILD CORP.
2515 FABENS RD,
Dallas TX 75229
TEL: 972.484.3500
FAX: 972.426.7095

JWK ENGINEERING , LLC
ENGINEERING
CONSTRUCTION
DEVELOPMENT
1301 E. DEBBIE LN, SUITE
102-164 MANSFIELD,
TX 76063
TEL: 817.308.6243
FAX: 972.539.9933

GYU KA KU
5290 BELTLINE RD, STE115,
ADDISON, TEXAS75254

DRAWN BY:	MK
CHECKED BY:	JL
DATE:	4.26.16
REVISIONS:	
TITLE:	
SHEET NO.:	





01 PREVIOUS KEBAB & CURRY
SCALE: NTS

SQUARE FOOTAGE : 5,300.1 S.F.
SQUARE FOOTAGE PATIO : 524.1 S.F.

02 NEW FLOOR PLAN LAYOUT
SCALE: NTS

TOTAL INTERIOR SQUARE FOOTAGE : 5,300.1 S.F.
TOTAL PATIO SQUARE FOOTAGE : 621.6 S.F.

03 PHO BOWL FLOOR PLAN
SCALE: NTS

PHO BOWL INTERIOR : 2,400.1 S.F.
PHO BOWL PATIO : 97.5 S.F.

04 GYU KA KU FLOOR PLAN
SCALE: NTS

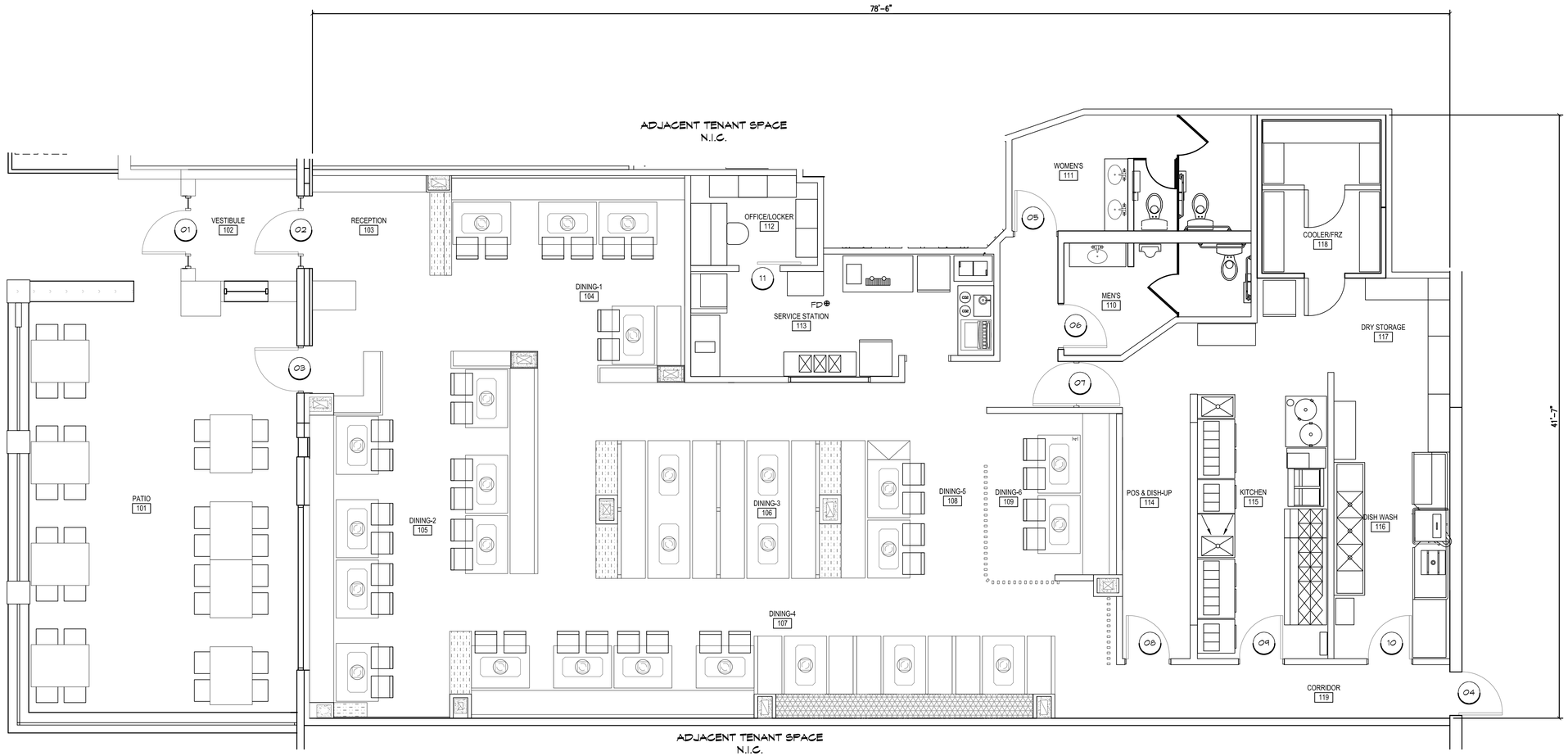
GYU KA KU INTERIOR : 2,900 S.F.
GYU KA KU PATIO : 524.1 S.F.

EVER DESIGN & BUILD CORP.
2515 FABENS RD,
Dallas TX 75229
TEL: 972.484.3500
FAX: 972.426.7095

GYU KAKU RESTAURANT

5290 BELTLINE RD, STE 114&115 ADDISON,
TEXAS75254

DRAWN BY:	MK
CHECKED BY:	JL
DATE:	04.08.16
REVISIONS:	
PROJECT NO.:	
SHEET NO.:	



01 FLOOR PLAN

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

EVER DESIGN & BUILD CORP.

2515 FABENS RD,
Dallas TX 75229
TEL: 972.484.3500
FAX: 972.426.7095

J. Lee, Architect

6822 Winding Rose Trail
Dallas, TX 75252

Phone 469-235-6196
FAX 972-248-6401
Email: juneelee41@yahoo.com

BLANK DESIGN

25 Broadway, Brooklyn, NY 11249
T: 347-889-6975
F: 347-889-6974

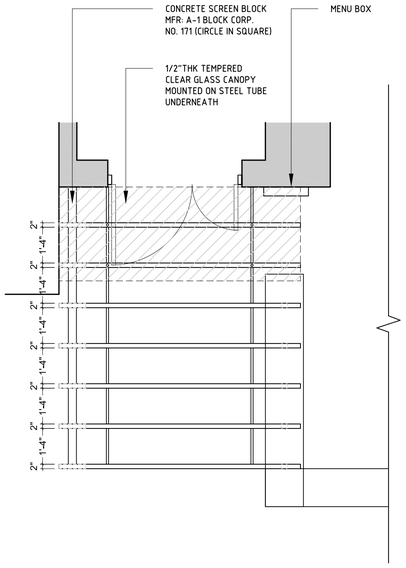
REGISTERED ARCHITECT
JUNE LEE
18905
STATE OF TEXAS

DATE: 02/15/2016

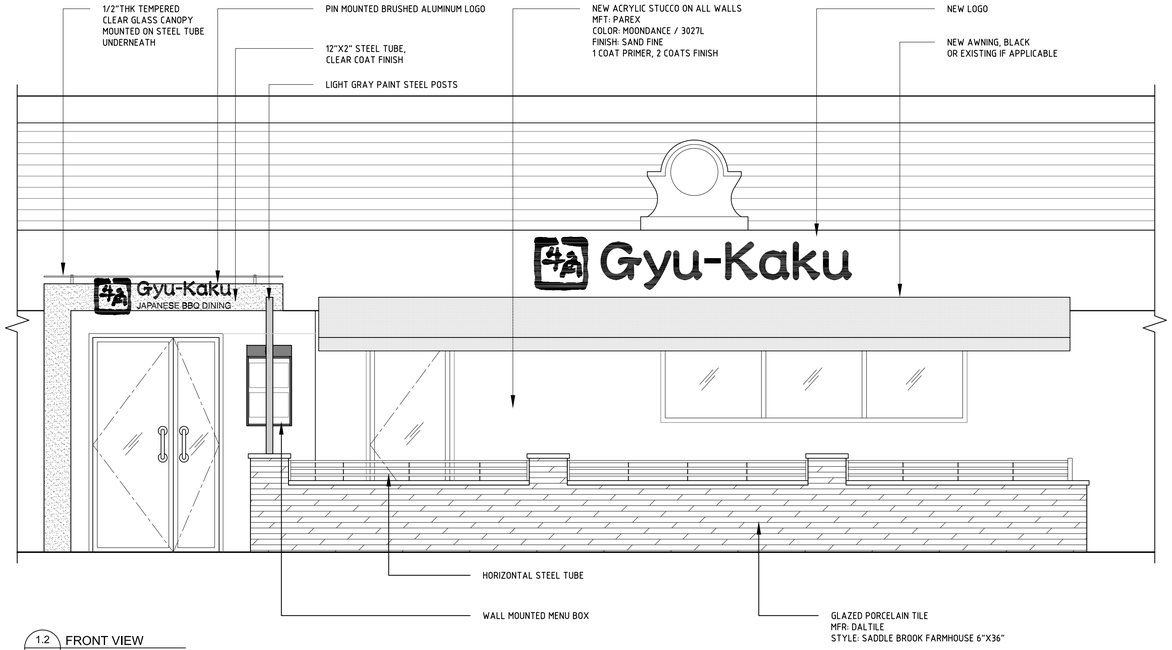
GYU KA KU

5290 BELTLINE RD, STE115,
ADDISON, TEXAS75254

DRAWN BY:	KS
CHECKED BY:	JL
DATE:	02/15/2016
REVISIONS:	
PROJECT NO.:	
TITLE:	FLOOR PLAN
SHEET NO.:	A101

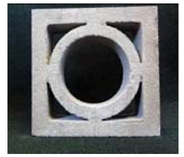


1.1 A-4.1 TOP VIEW
SCALE: 3/8"=1'-0"



1.2 A-4.1 FRONT VIEW
SCALE: 3/8"=1'-0"

1.3 A-4.1 RENDERING IMAGE
N.T.S.

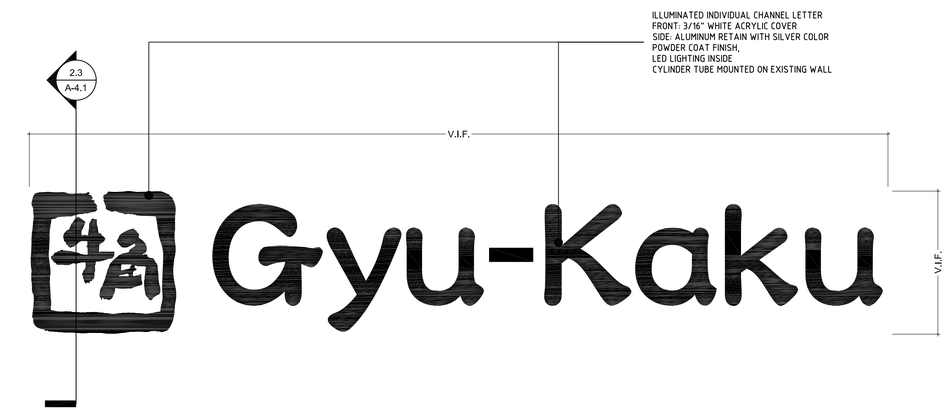


GLAZED PORCELAIN TILE
MFR: DALTILE
STYLE: SADDLE BROOK FARMHOUSE 6"X36"

MFR: A-1 BLOCK CORP.
NO. 171

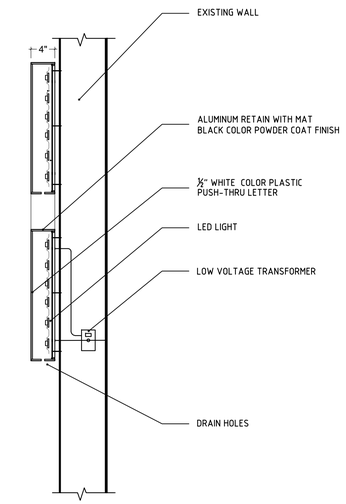
1. FACADE DETAILS — AS NOTED

NOTES:
1. ALL DIMENSIONS MUST BE VERIFIED IN FIELD.
2. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL BEFORE FABRICATING.



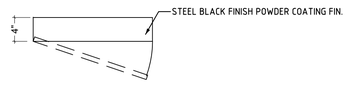
2.1 A-4.1 FRONT VIEW
SCALE: 1"=1'-0"

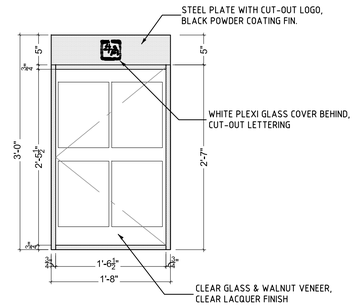
2.2 A-4.1 FRONT VIEW
SCALE: 1"=1'-0"

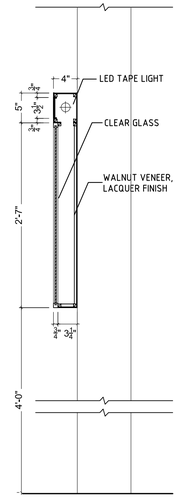


2.3 A-4.1 SIDE VIEW
SCALE: 1"=1'-0"

2. FACADE SIGNAGE LETTER — AS NOTED







3. MENU BOX — SCALE: 1" = 1'-0"

EVER DESIGN & BUILD CORP.
2515 FABENS RD,
Dallas TX 75229
TEL: 972.484.3500
FAX: 972.426.7095

J. Lee, Architect
6822 Winding Rose Trail
Dallas, TX 75252
Phone 469-235-6196
FAX 972-248-6401
Email: junelee41@yahoo.com

BLANK DESIGN
25 Broadway, Brooklyn, NY 11249
T: 347-889-6975
F: 347-889-6974

REGISTERED ARCHITECT
JUNE LEE
12800
STATE OF TEXAS

DATE: 02/15/2016

GYU KA KU
5290 BELTLINE RD, STE115,
ADDISON, TEXAS75254

DRAWN BY:	KS
CHECKED BY:	JL
DATE:	02/15/2016
REVISIONS:	

PROJECT NO.:

TITLE:
FACADE AND SIGNAGE DETAILS

SHEET NO.:
A401

Planning & Zoning Commission
Meeting Date: 04/19/2016

Agenda Caption:

PUBLIC HEARING Case 1735-Z/UDR. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Ordinance No. O07-034 as amended by Ordinance No. O13-026 that zones that area of the Town known as Vitruvian Park and containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to adopt a new concept plan, add additional permitted uses, and revise various development standards.

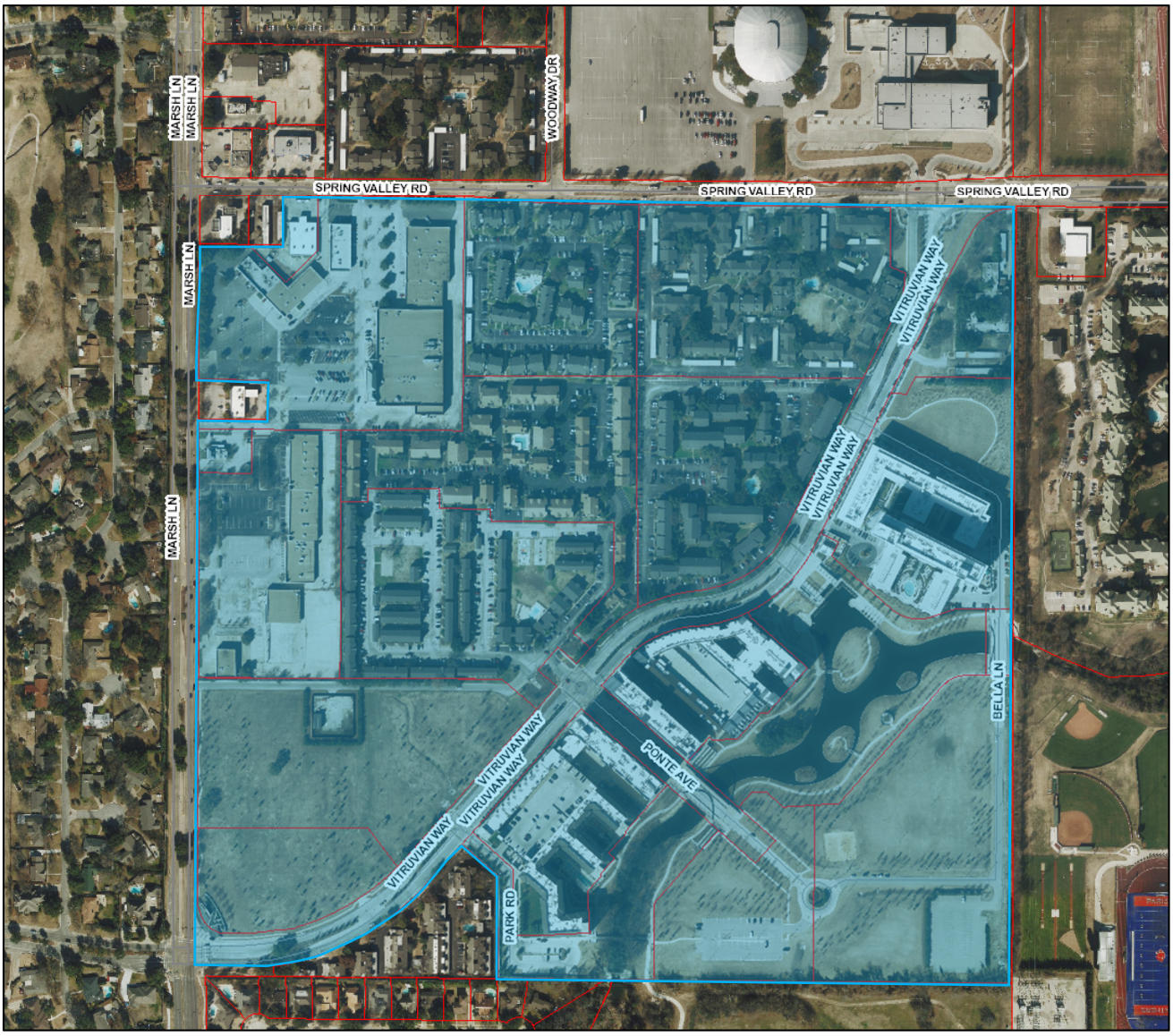
Attachments

1735-Z P&Z Packet
1735-Z Revised Concept Plan

1735-Z

PUBLIC HEARING Case 1735-Z/UDR. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Ordinance No. O07-034 as amended by Ordinance No. O13-026 that zones that area of the Town known as Vitruvian Park and containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to adopt a new concept plan, add additional permitted uses, and revise various development standards.

LOCATION MAP



April 15, 2016

STAFF REPORT

RE:	Case 1735-Z/UDR
LOCATION:	Approximately 121 acres of land located generally at the southeast corner of Marsh Lane and Spring Valley Road
REQUEST:	To amend the Planned Development regulations established by Ordinance No. O07-034 as previously amended by Ordinance No. O13-026.
APPLICANT:	UDR, represented by Mr. Tom Lamberth

DISCUSSION:

Background: On October 9, 2007, UDR obtained approval to rezone a 99-acre neighborhood, which is bordered by Spring Valley Road on the north, The City of Farmers Branch on the east, Farmers Branch and Brookhaven College on the south, and Marsh Lane on the west, from the A (Apartment) and PD-CC (Planned Development – Condominium Conversion) zoning districts to a Planned Development District. The planned development district zoning established development standards and a concept plan.

The first development plan for Savoye was approved in 2008. The development plan for the second building, Savoye 2, was approved in 2009. The development plan for the third phase, Fiori, was approved in 2011.

Following the original zoning approval, UDR purchased four additional tracts totaling 21.7 acres. This integrated the Brookhaven Village Shopping Center into the project, as well as an office tract on the corner of Spring Valley Road and Vitruvian Way. To accommodate this, a new concept plan was approved by the City Council on July 9, 2013. Additionally, the PD ordinance was amended to establish development standards for the shopping center and add permitted uses in the district, including pet grooming and overnight boarding.

The PD anticipated a primarily residential, mixed use development, which entitles UDR to unlimited residential density as well as 500,000 square feet each of office and retail space.

Proposed Conceptual Plan: To date, the focus of the development has been on residential use. UDR has spent several years studying options on how to implement both the retail and office components. They believe that there is a market for more office space within the development than originally contemplated in the current concept plan. In an attempt to capture this demand for office, four office

buildings are being proposed totaling 350,000 square feet. This could be scaled up to a maximum of 500,000 square feet as permitted by the PD, if demand warrants. Additionally, UDR has established a more definitive orientation for the retail corridor (Ponte Avenue). Instead of a diagonal orientation shown in the current concept plan, Ponte would curve west and intersect with Marsh Lane. This will increase the visibility of retail along that street.

The other main difference between the current and proposed concept plan is the treatment of public park space. Previously, the additional public open space was shown in a very geometric 4 acre park bounded and bisected by public streets. Under the proposed concept plan, these streets have been eliminated, and the park flows more organically between buildings. This change will allow direct park access from the adjacent multi-family buildings and eliminate vehicular traffic from the park area. It also results in a slightly larger park space of about 4.5 acres.

Proposed Planned Development Text Amendments: In addition to the new concept plan, a few revisions to the text of the Planned Development ordinance are being proposed. Some of these are intended to better accommodate the direction established by the revised concept plan and others are merely intended to clean up some interpretation and drafting issues in the existing ordinance.

Special Uses: Three uses are being added to the list of permitted uses that require a special use permit. These are movie picture theater, gasoline service stations (in Block 211 only), and restaurants with drive through facilities (in Block 211 only).

General Conditions for Retail: Currently, the ordinance only allows retail outside of Block 211 in mixed use buildings with a residential component. Under the new concept plan, there would be a retail ground floor in office buildings and parking garages. To allow this, the ordinance would be adjusted to allow retail in a mixed use building with other non-residential uses.

The intent of this provision originally was to maintain an urban, mixed use character to the development. Allowing retail below commercial uses as well as residential uses not only maintains the original intent, but also promotes the continuation of mixed use in the commercial areas of the plan as well as the residential.

Development Standards – Street Build-to Line: When the development standards were revised in 2013, the section related to the street build-to line was amended to read as follows:

> Within all blocks shown on the Concept Plan, except Blocks 209, 210, and 211, all primary buildings, structures, walls, fences, and other improvements shall be constructed, located, placed, and erected along and continuous to the applicable build-to line; provided, however that not more than 30 percent of any street frontage may vary from the build-to line. Not more than 50 percent of any street frontage may vary from the build-to line.

This appears to establish conflicting regulations stating in one sentence that not more than 30 percent can vary and then that no more than 50 percent may vary. In the original document, it stated that not more than 30% of the building could deviate from the build-to line, except for an area identified as “Subarea 1” (Savoye 2), which allowed up to 50% to deviate. When the new concept plan was adopted, a new block number scheme was established and “Subarea 1” became Block 102. It appears that the drafters struck the mention of “Subarea 1,” but neglected to replace it with Block 102. Staff proposes to revise the ordinance accordingly to clear up any potential confusion going forward.

Parking Standards: The ordinance does not currently provide a standard for restaurant parking. Typically, the Town requires a ratio of 1 space per 100 square feet in mixed use centers and staff proposes to do the same here. Also, the movie picture theater requirement of 1 space per 4 seats needs to be included since this is being added as a permitted use.

Parking Garage Requirements: The ordinance currently limits exposed parking garages to a maximum length along a street to 200 feet. Wrapping parking structures works well with apartment buildings, but is not feasible for commercial garages. Staff is proposing to add language to allow garages for non-residential buildings to be exposed only if there are enhanced façade elements to the garage such as living walls or unique articulation and design of an artistic nature.

Traffic Impact Analysis: A traffic impact analysis was conducted at the time of the original zoning approval in 2007. The analysis determined that the adjacent roadway network could accommodate the additional traffic caused by the Vitruvian Development with minimal negative impacts. The plan currently being proposed will likely result in less of an impact on traffic than previous iterations of the plan. Retail square footage has roughly stayed the same between the two plans. Residential unit count has decreased, while office square footage has increased. Instead of residential traffic that would likely be headed out of the development together and back in together, the additional office traffic will have an opposite flow from residential. Although the total number of vehicles on the road would not change much, they would be dispersed in opposite directions.

RECOMMENDATION: **APPROVAL**

Given the time horizon of this project, the Concept Plan was always intended to be an evolving document that would adapt to market demand. This is the third iteration of the concept plan with more iterations likely to follow in the years ahead. Additional office space presents a positive opportunity. This will diversify the development and establish a daytime population that will be valuable to the current and future retail in the area. The text changes are important to clarify current requirements as well as to accommodate the revised direction. Staff recommends approval of the request with no conditions.

Land Use Analysis

Attributes of Success Matrix

Vitruvian Park **1735-Z**

Attribute	Comment	Score
Competitive	Vitruvian Park is a very desirable location. The adjustments will help the developer attract future office and retail users.	
Safe	Vitruvian Park is a very safe development. Staff is working with UDR to finalize a police store front to establish a permanent police presence in the area.	
Functional	The concept plan integrated the various elements well and will be functional.	
Visually Appealing	The high quality standards and landscaping requirements will continue to make Vitruvian Park a visually appealing development.	
Supported with Amenities	The Vitruvian Park development is a high quality mixed use self-contained development with many amenities.	
Environmentally Responsible	This is an infill redevelopment site and represents an environmentally responsible development pattern.	
Walkable	This plan reduces the number of streets, improving walkability.	
Overall Assessment	**This is the next evolution in the future of Vitruvian Park and sets a very positive direction for the development.**	

BLOCK 101

Residential	392 Units
Retail	13,000 SF

BLOCK 102

Residential	347 Units
Retail	17,000 SF
Office	17,000 SF

BLOCK 103

Residential	391 Units

BLOCK 201

Residential	383 Units

BLOCK 202

Residential	300 Units

BLOCK 203

Residential	340 Units

BLOCK 204

Office	130,000 SF
Retail (Below)	18000 SF

BLOCK 205

Retail (Below)	40,000 SF
Office (Above)	18,000 SF
Residential	31 Units

BLOCK 206

Hotel (Above)	200 Keys
Retail (Below)	14,000 SF

BLOCK 207

Residential	310 Units

BLOCK 208

Residential	146 Units

BLOCK 209

Office (Above)	24,000 SF
Retail (Below)	25,000 SF
Entertainment	45,000 SF

BLOCK 210

Office (Above)	152,000 SF
Retail (Below)	35,000 SF

BLOCK 211

Retail	87,000 SF

BLOCK 213

Residential	298 Units

BLOCK 214

Residential	338 Units

BLOCK 215

Residential	265 Units

BLOCK 216

Residential	382 Units

BLOCK 217

Residential	396 Units

BLOCK 301

Residential	411 Units

BLOCK 302

Residential	541 Units

BLOCK 303

Residential	290 Units

TOTAL

Residential	5561 Units
Retail	300,000 SF
Office	350,000 SF

0 50 200

Planning & Zoning Commission

Meeting Date: 04/19/2016

Agenda Caption:

PUBLIC HEARING Case 1734-Z/Vitruvian West I. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-034) located on approximately 5.2 acres addressed at 3737 Vitruvian Way and 3801 Vitruvian Way and approving waivers to unit size and construction materials.

Attachments

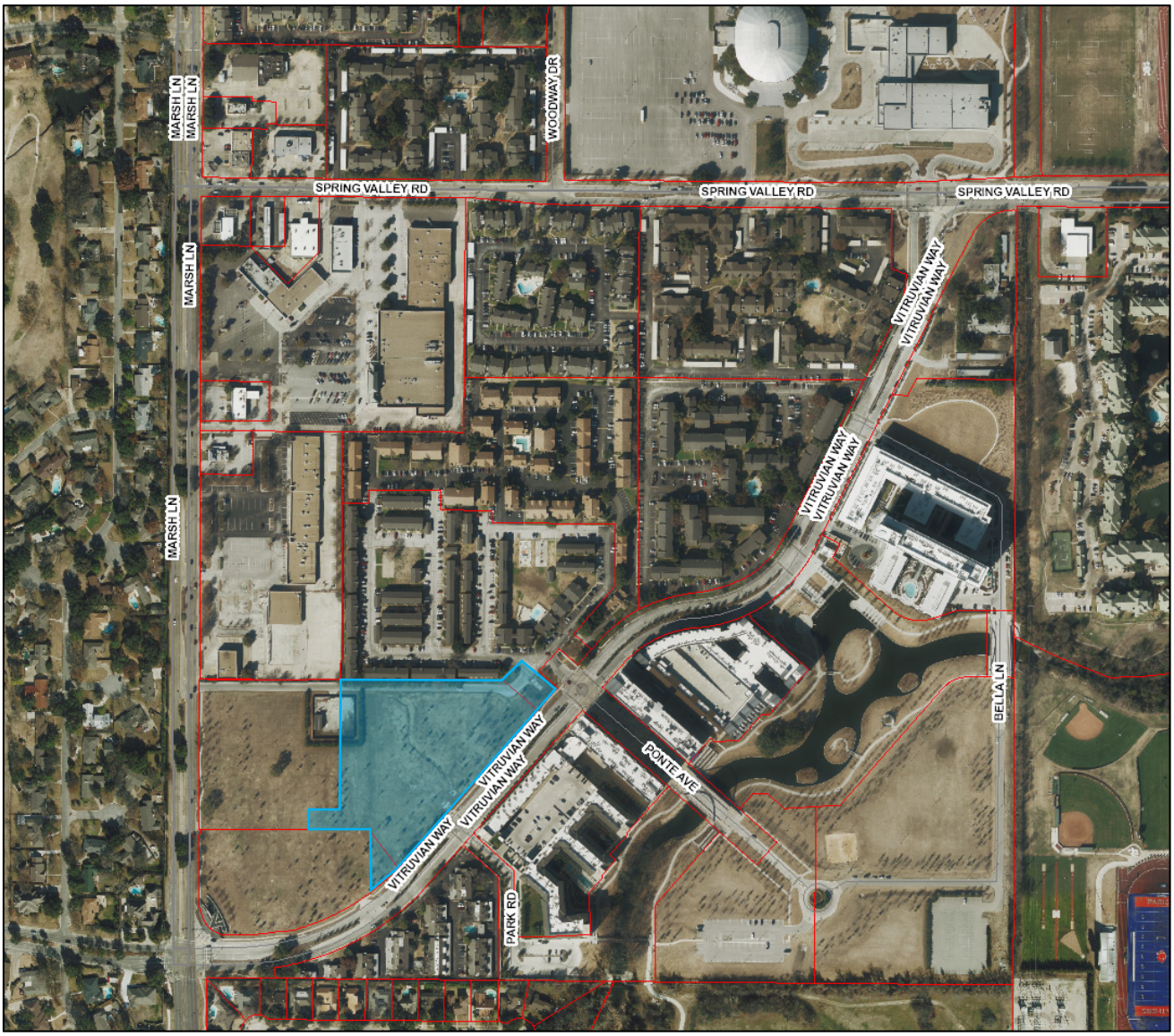
1734-Z P&Z Packet

1734-Z Plans

1734-Z

PUBLIC HEARING Case 1734-Z/Vitruvian West I. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-034) located on approximately 5.2 acres addressed at 3737 Vitruvian Way and 3801 Vitruvian Way and approving waivers to unit size, construction materials, and building setback requirements.

LOCATION MAP



April 15, 2016

STAFF REPORT

RE:	1734-Z/Vitruvian West I
LOCATION:	Approximately 5.2 acres of land located at 3737 Vitruvian Way and 3801 Vitruvian Way
REQUEST:	Development Plan Approval in an existing Planned Development District (PD O07-034) with a waiver regarding limits to the number of building materials.
APPLICANT:	UDR, represented by Mr. Michael Smith of Humphreys and Partners

DISCUSSION:

Background: On October 9, 2007, UDR obtained approval to rezone a 99-acre neighborhood. Six years later in 2013, the zoning for the project was expanded to include 4 additional tracts totaling 21.7 acres. The planned development district zoning established development standards and a concept plan. It also established that prior to the issuance of a building permit for any project within the PD district, a development plan for the project must be approved by the Planning and Zoning Commission and the City Council.

This property held some of the oldest apartments that were part of the previous development. These were taken down at the outset of the project. The broader site at the northeast corner of Marsh Lane and Vitruvian Way will hold three multi-family apartment buildings with a centralized amenity center and pool, collectively known as Vitruvian West.

Proposed Plan: Vitruvian West I will sit at the northeast corner of the site. The plan contemplates a five story multi-family apartment building with 383 units. The project is 100% residential and does not contain any retail or office space. The building itself is almost triangular in shape wrapping a parking garage with three interior courtyards. The units in this phase will have an average unit size of 811 square feet and will be at a slightly lower price point than the existing phases. The design of the building is intended to represent a modern Texas Hill Country esthetic.

The amenities center and pool would also be constructed in conjunction with this building. The amenities building is 16,283 square feet and will house the leasing office, game room, and television room for this phase as well as a two story 6,115 square foot workout facility.

The project is bounded by Vitruvian Way to the southeast and along a new street that will be named Westgate Lane to the north. Construction is expected to start within 90 days and be completed in 18 months.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function more like plat approval. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

The remainder of the staff report will address each section of the ordinance and how the proposed plan complies. This case is being taken forward in conjunction with various amendments to the governing ordinance detailed in case 1735-Z. During the meeting, the Commission will consider case 1735-Z prior to hearing this case. For the sake of this analysis, staff will include the new requirements as if they were approved.

Uses: The applicant is proposing 383 multi-family units. **The proposed uses meet the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan is in compliance with all development standards, except as noted below.

> *Street Build-to Line:* The development standards require that at least 70% of the building be at the build-to line along Vitruvian Way. The building is in compliance. Along Westgate Lane, a type B street, there is a build-to zone of between 6 and 9 feet. The building complies with the requirement. **The proposal meets the building to line standard in the ordinance.**
>
> *Minimum area per dwelling unit.* The development standards establish the following minimum unit size criteria:
>
> - Efficiency: 450 square feet
> - One-Bedroom: 600 square feet
> - Two-Bedroom: 850 square feet
> - Three-Bedroom: 1,000 square feet
>
> The development plans show 18 unit types ranging from efficiency up to three bedroom units. All comply with the minimum requirements, except for one of the one-bedroom floor plan, A1. This unit is 577 square feet, which is 23 square feet below the minimum. There are only 4 of this sized unit in the development. **The proposal does not meet the minimum area per dwelling unit standard in the ordinance. Waiver requested.**

Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The code assumes 1.5 persons per unit. With the 383 additional units being proposed, the development will have

1,513 units with an assumed resident count of 2,269.5. This requires that 4.53 acres of open space be provided. The applicant has already dedicated 12 acres with Vitruvian Park. **The proposal exceeds the standard for open space dedication at this phase.**

Parking: The ordinance requires that one space be provided per bedroom with a maximum of two spaces per unit.

Number of units:	383
Parking required:	521 (766 maximum)
Parking provided:	599

The proposal meets the parking requirements in the ordinance.

Streets: The proposal anticipates the addition of a new Type B street as well as improvements to Vitruvian Way to add on-street parking. **The proposal meets the standards for streets in the ordinance.**

Exterior Appearance: The amenity center meets all requirements regarding exterior appearance.

The multi-family building is required to have 80% masonry construction on all sides visible from a public street and a maximum of three building materials, excluding glass. The building is proposed to include four materials: stucco, stone, siding, and metal paneling. The glass, stucco, and stone count towards the masonry requirement. While all other elevations comply with the 80% standard, the northeastern elevation is at 76% masonry. The metal paneling is being used as an accent material at certain corners of the building. There is a main entry feature and architectural element that is especially prevalent in the northeastern elevation, which is causing the building to not comply at this corner. **The proposal does not meet the exterior appearance requirements in the ordinance relating to the masonry requirement and the number of building materials. Waivers requested.**

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The plan has been reviewed by the Parks Department and no issues were identified. **The proposal meets the standards for landscape in the ordinance.**

Sustainability: The zoning ordinance includes a variety of suggestions for a more environmentally conscious development. The applicant has indicated that the building will qualify for LEED certification and will incorporate many of the sustainable aspects noted in the ordinance. **The proposal meets the standards for sustainability in the ordinance.**

Screening: The ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. Staff cannot determine whether screening is adequate at this time because equipment has not been designed and located. However, staff will check building permit plans to see that all mechanical equipment is screened. **The proposal will comply prior to the issuance of a building permit.**

Flexible standards: The ordinance grants the Planning and Zoning Commission and City Council the authority to approve waivers from the standards included in the ordinance. **The applicant is requesting the following waivers**

- **Minimum area per dwelling unit for 1 bedroom units**
- **Masonry percentage requirement for northeastern elevation**
- **Maximum number of building materials**

RECOMMENDATION: **APPROVAL**

Vitruvian West I represents the next phase of multi-family units in Vitruvian Park. These will be a slightly smaller unit size with a slightly lower price point. This reflects the goals established at the outset of Vitruvian Park to establish a variety of unit types and prices. The plan shows a quality and attractive building with an abundance of amenities, which is in keeping with the type of development the Town has seen in the previous three phases.

Staff is supportive of the waivers requested. The waiver regarding the minimum area per dwelling unit only impacts 4 units and does not impact the livability of the unit. The intent behind the masonry requirement is to ensure a certain construction quality. While not included in the definition of masonry, the metal paneling being proposed is actually of higher quality and cost than the masonry materials. This gives the building an attractive modern look and should age well. Because of this, staff is not concerned with the slightly low masonry percentage on the northeastern elevation or the number of building materials.

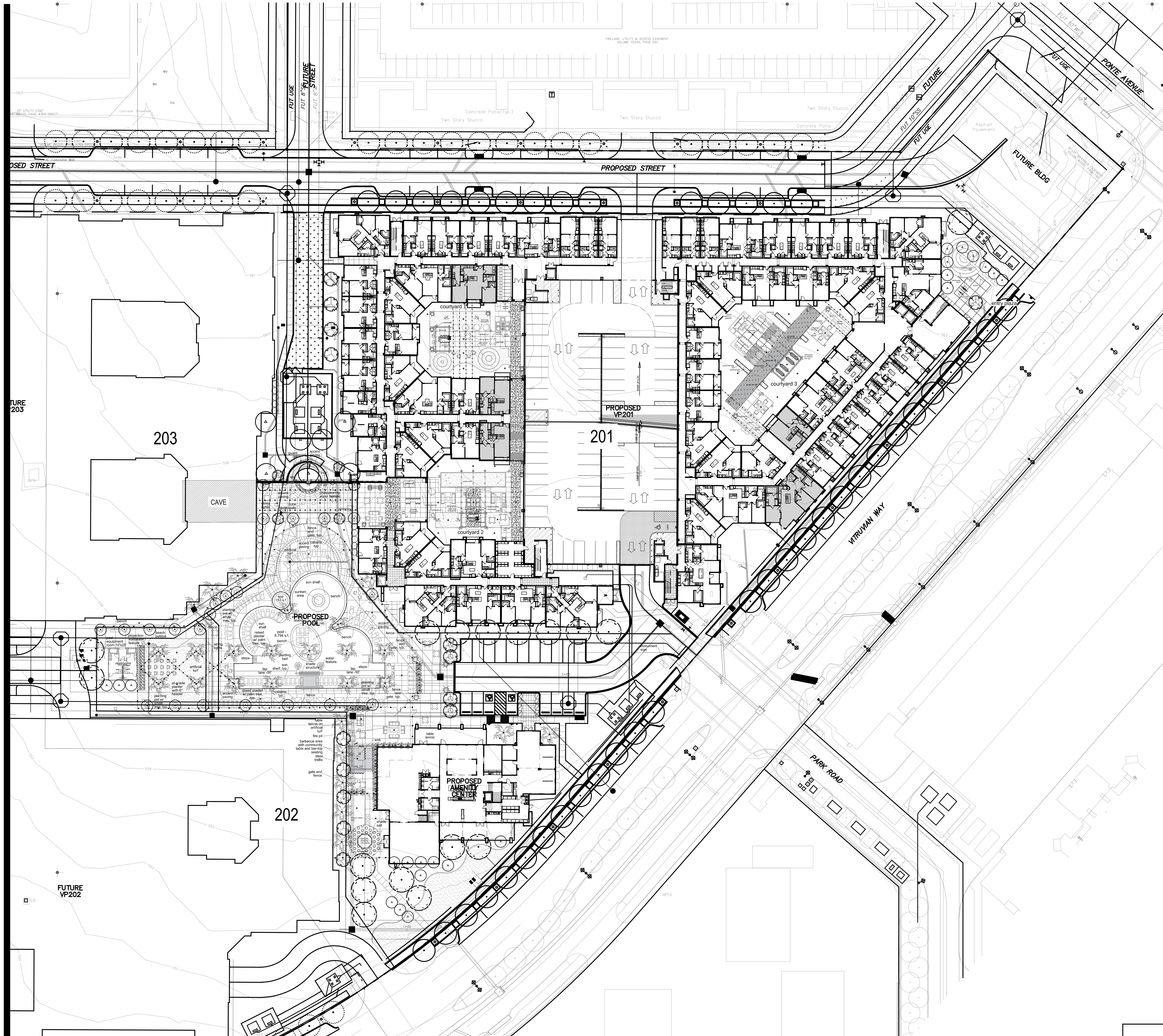
Staff recommends approval subject to no conditions.

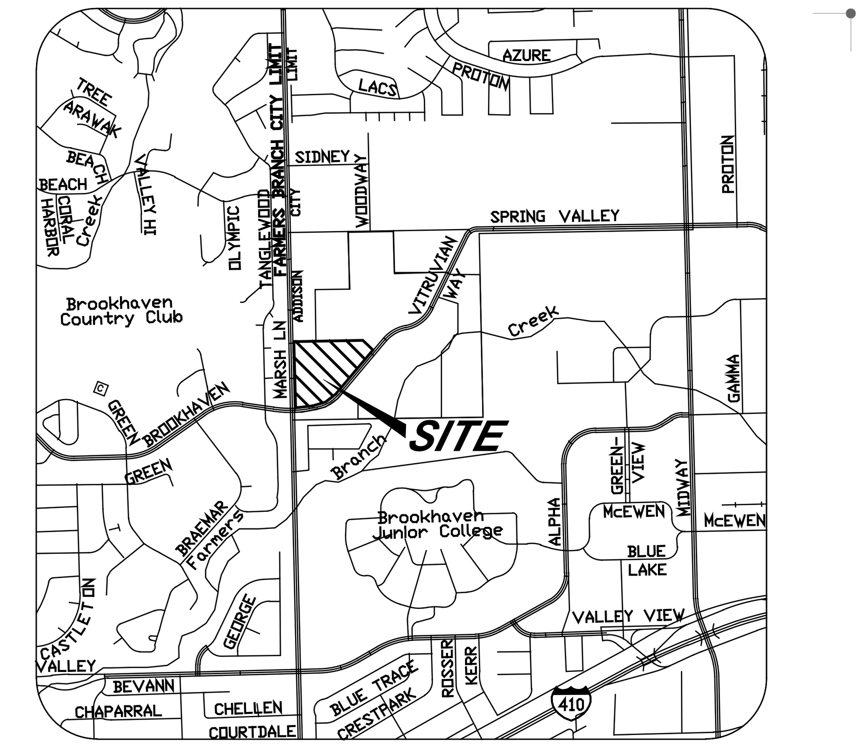
Land Use Analysis

Attributes of Success Matrix

Vitruvian West I, 3801 Vitruvian Way **1734-Z**

Attribute	Comment	Score
Competitive	Vitruvian Park is a desirable location. These units will be at a slightly lower price point, which will hit a broader market segment than previous phases.	
Safe	Vitruvian Park continues to be a safe development. Staff is working with UDR to finalize a police store front to establish a permanent police presence in the area.	
Functional	The site plan is functional.	
Visually Appealing	The design of the building is a modern Texas hill country esthetic. The site will be well landscaped and the parking garage will be mostly hidden.	
Supported with Amenities	The Vitruvian Park development is a high quality mixed use development with many amenities.	
Environmentally Responsible	The building will be LEED certified and is part of a high density, mixed use development. This is an environmentally responsible development pattern.	
Walkable	The site will be bounded by wide sidewalks with connections to other areas of the development.	
Overall Assessment	**This project represents a continuation of the high quality development seen in previous phases by UDR and will serve Vitruvian Park and the Town well.**	





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	
B1	2br/2ba	833	14	3.66%	11,662	28.2%
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	
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	7.8%
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, BALCONIES, 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

N

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

0' 40' 80' 160'

PHASE 1 SITEPLAN

ACTION

APPROVED DENIED

STAFF ____ Date ____ Initials

COUNCIL ____ Date ____ Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project

OWNER:
TOM LAMBERT
UDR
3875 PONTE AVE. SUITE 400 . ADDISON,TX 75001
PHONE: 972.774.0552

CIVIL:
ICON CONSULTING ENGINEERS, IN
2840 W.SOUTHLAKE BLVRD.,
SUITE 110
SOUTHLAKE, TX 76092
Phone: 817.552.6210

ZONING: PD

ADDISON, TX
4.68 ACRES
(town of addison project # 1734-Z

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

© 2014 by Humphreys & Partners Architects, L.P. All Rights Reserved

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.

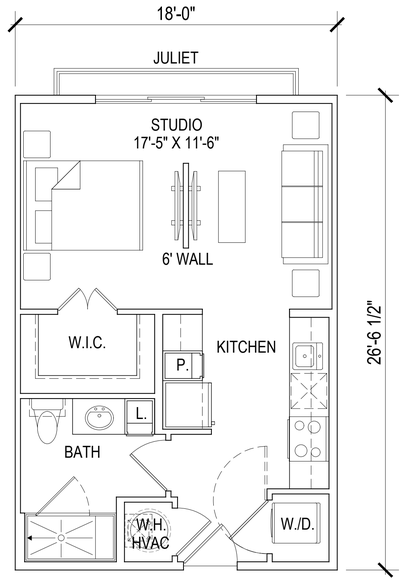
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300- DALLAS, TEXAS 75240
(972) 701 - 9636 (972) 704 - 9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com

SHEET CONTENTS:
SITEPLAN

SHEET NO.

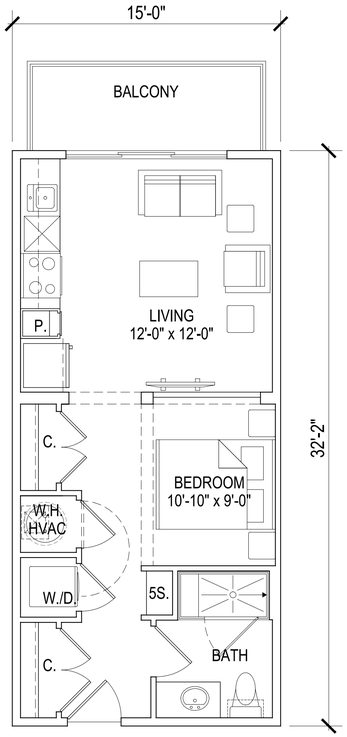
A202

#13514



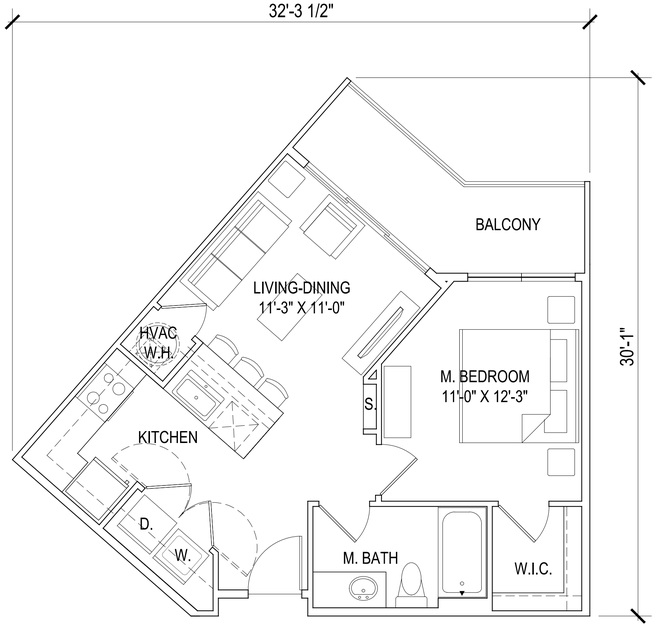
UNIT E1

NET - 480 SQ. FT.



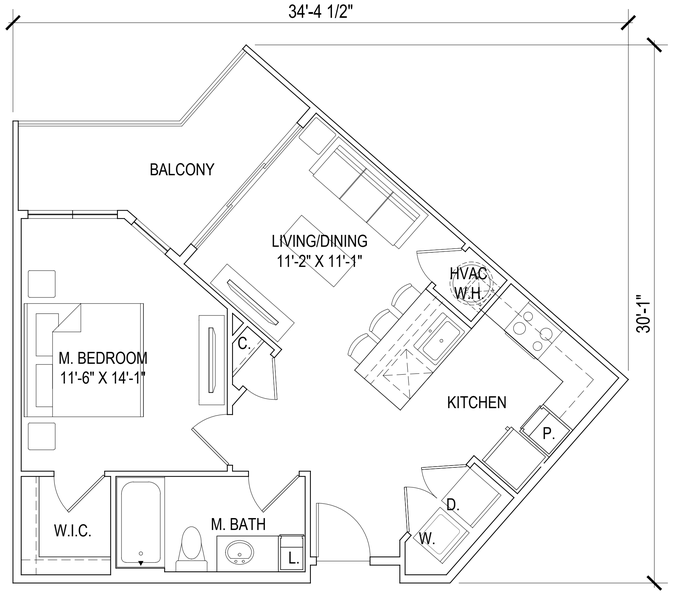
UNIT E2

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

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

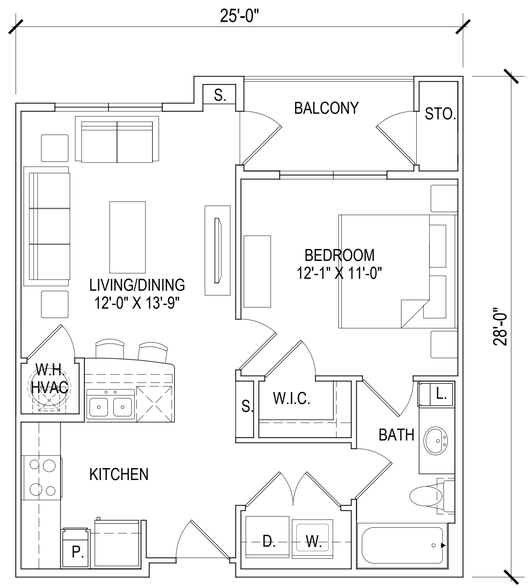
UDR

ADDISON, TX

Apr 11, 2016

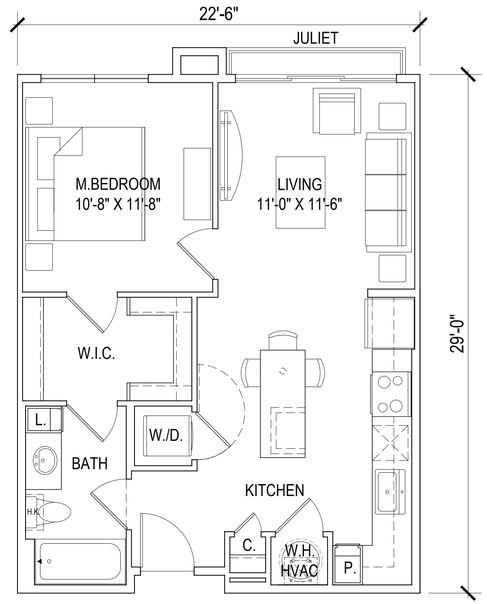
HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



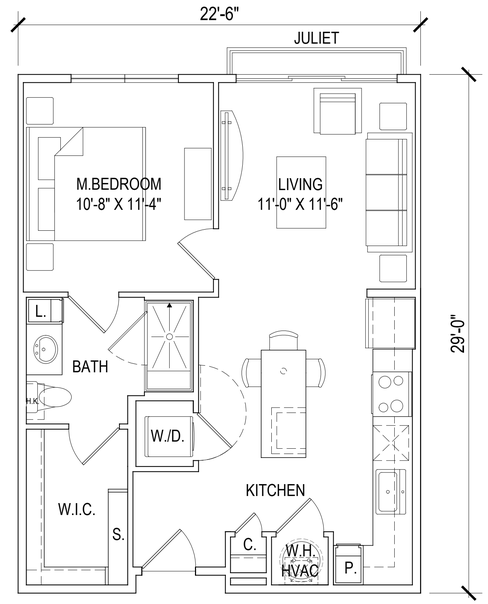
UNIT A2

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)

0' 4' 8' 16'

UNITS

A 302

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Apr 11, 2016

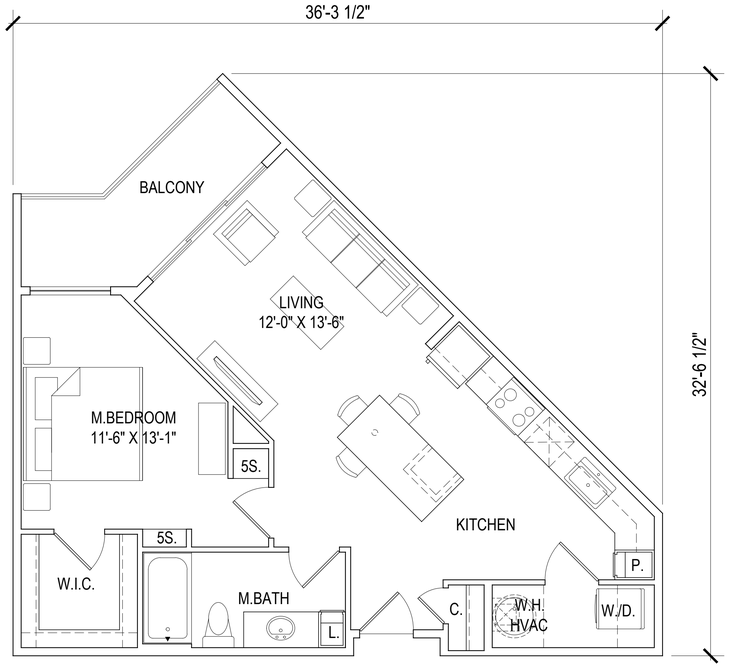
VITRUVIAN WEST 1

UDR

ADDISON, TX

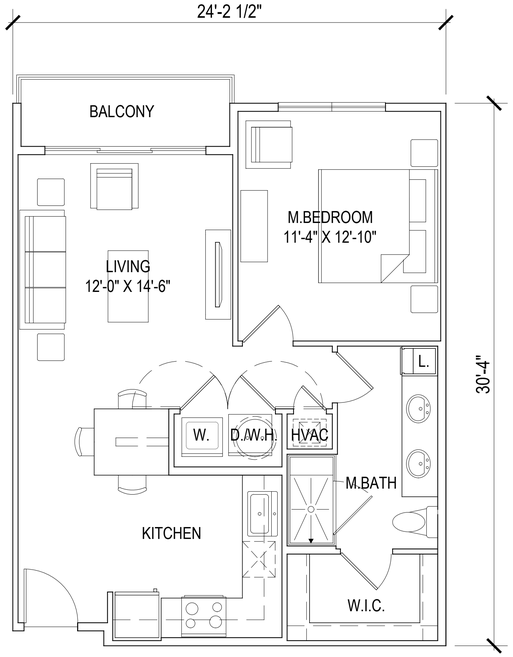
HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



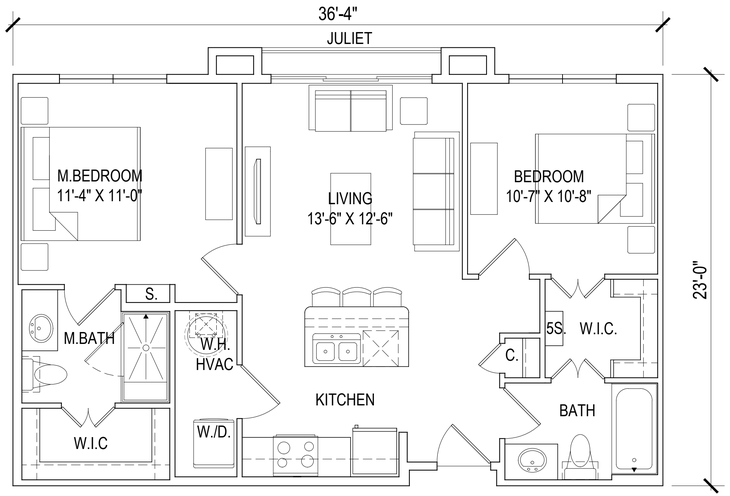
UNIT A4

NET - 736 SQ. FT.



UNIT A5

NET - 703 SQ. FT.



UNIT B1

NET - 833 SQ. FT.

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

0' 4' 8' 16'

UNITS

A 303

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

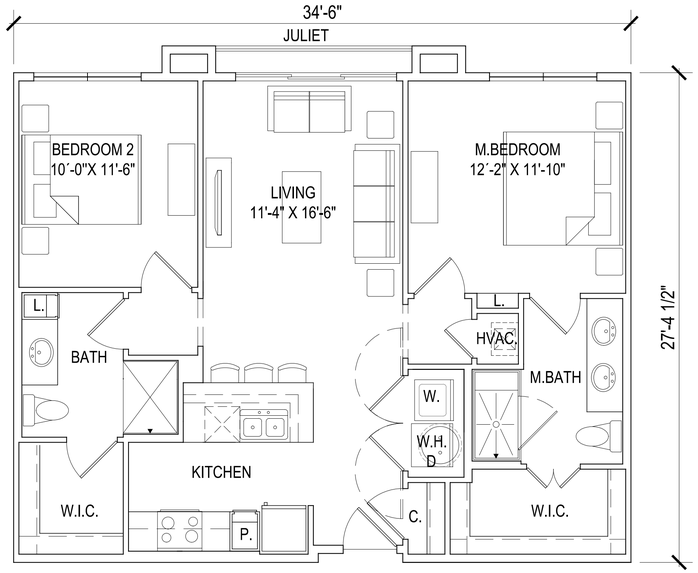
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

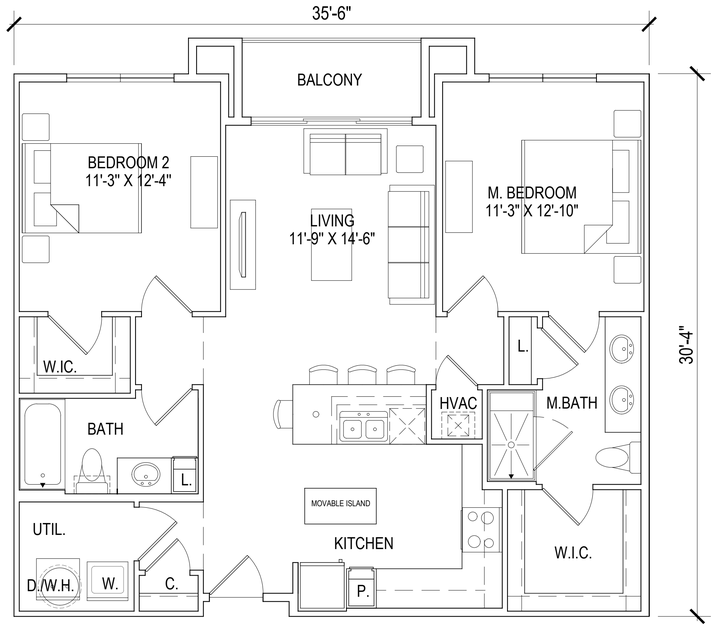
Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



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

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

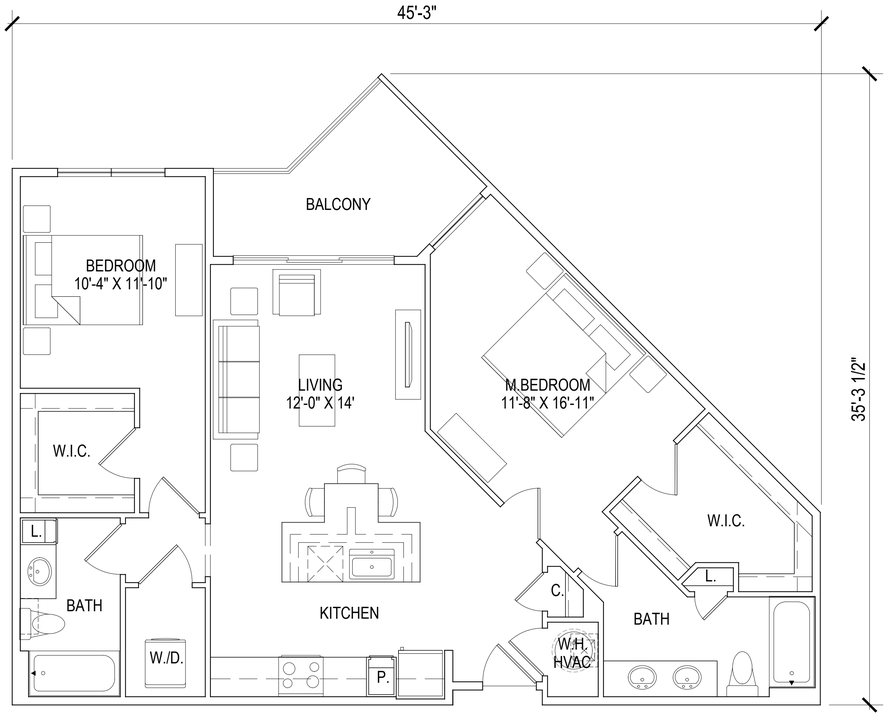
UDR

ADDISON, TX

Apr 11, 2016

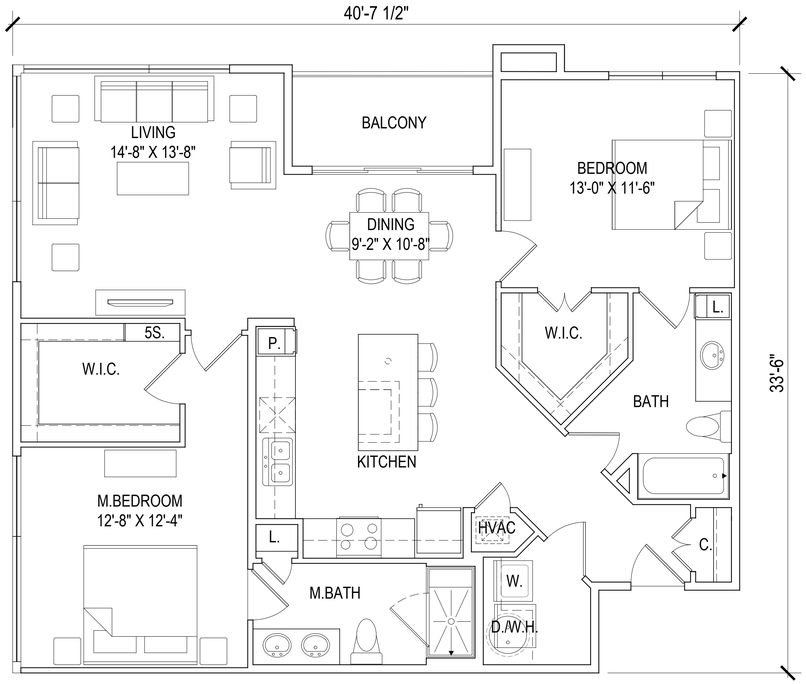
HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



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

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

ADDISON, TX

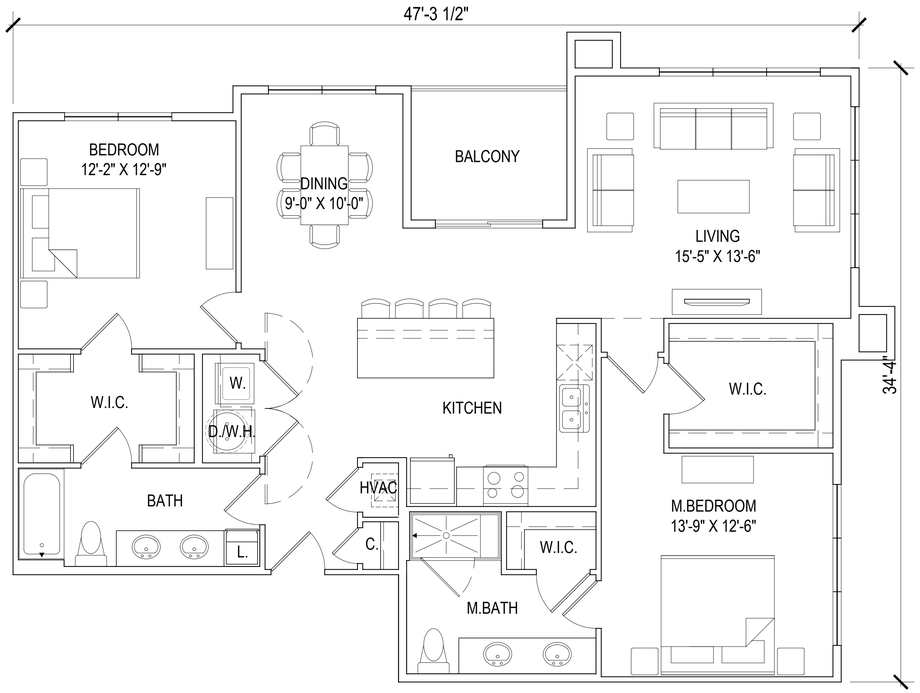
Apr 11, 2016

HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

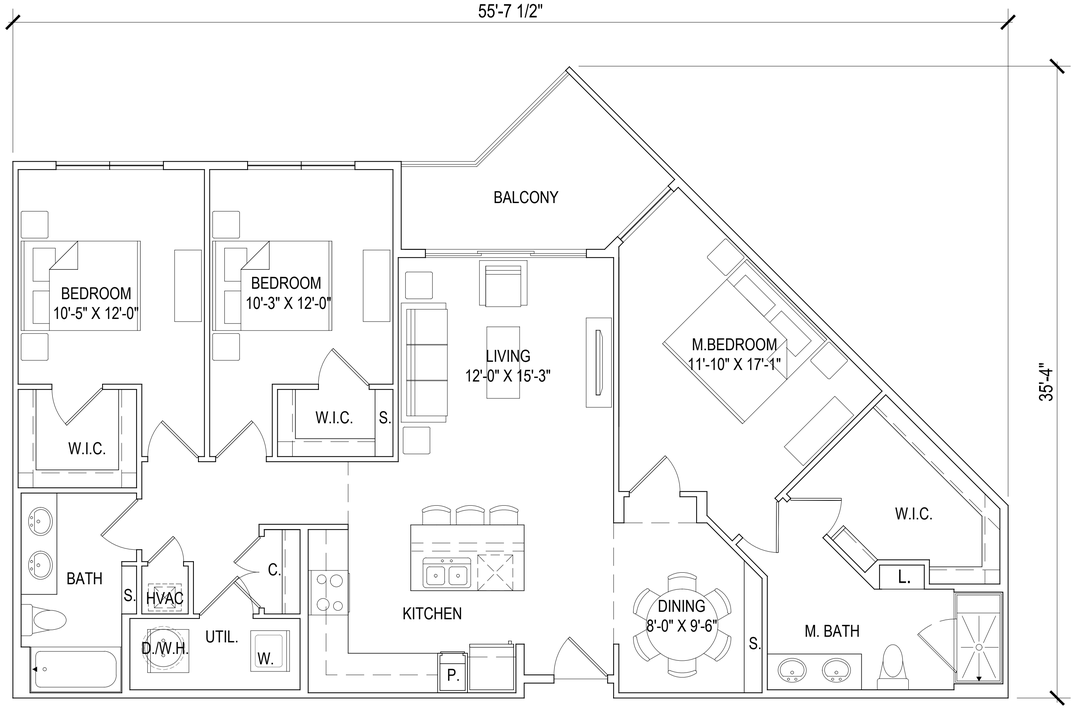
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



UNIT C1

NET - 1415 SQ. FT.

UNIT C2

NET - 1468 SQ. FT.

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

0' 4' 8' 16'

UNITS

A 307

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

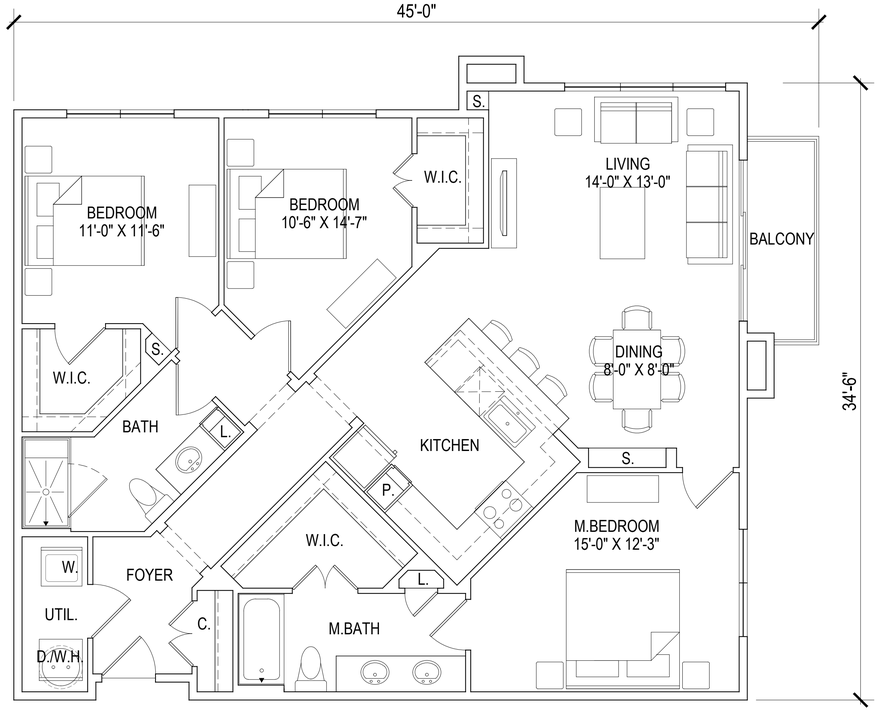
UDR

ADDISON, TX

Apr 11, 2016

HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



UNIT C3

NET - 1375 SQ. FT.

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

0' 4' 8' 16'

UNITS

A 308

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

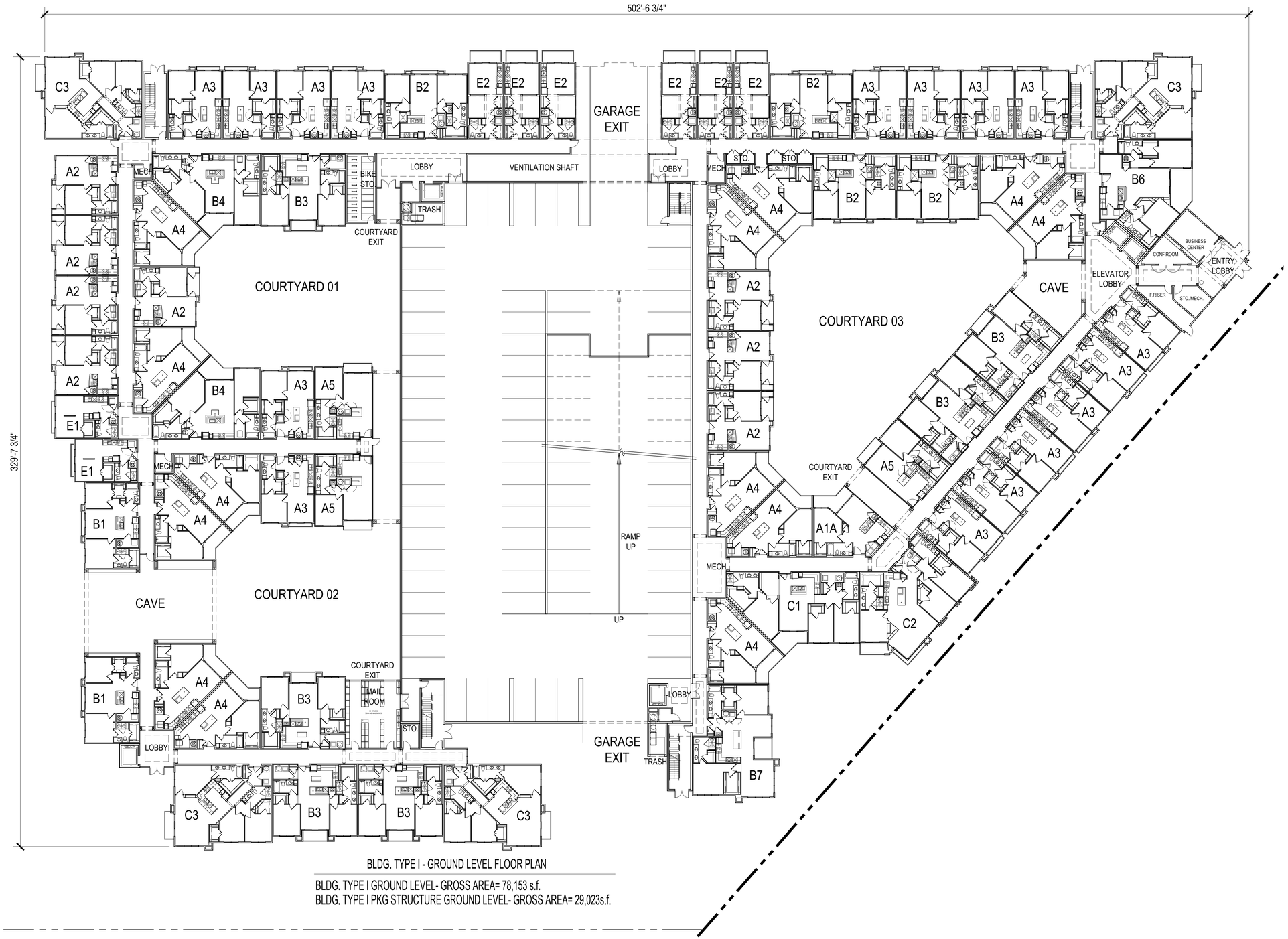
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



BLDG. TYPE I - GROUND LEVEL FLOOR PLAN

BLDG. TYPE I GROUND LEVEL- GROSS AREA= 78,153 s.f.
BLDG. TYPE I PKG STRUCTURE GROUND LEVEL- GROSS AREA= 29,023s.f.

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

0' 20' 40' 80'

BUILDING TYPE I GROUND FLOOR PLAN

A 410

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

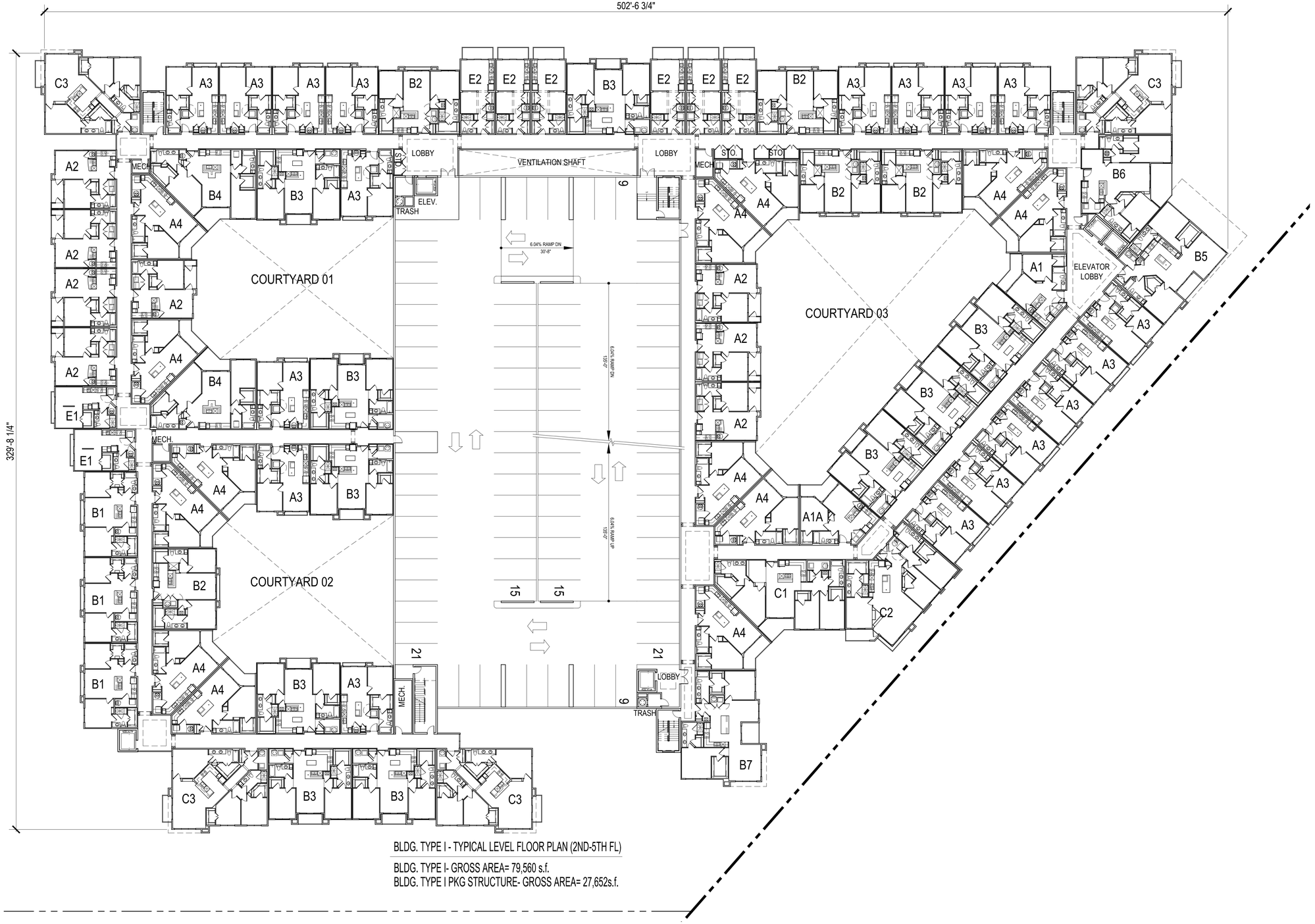
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



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)

0' 20' 40' 80'

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

A 411

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

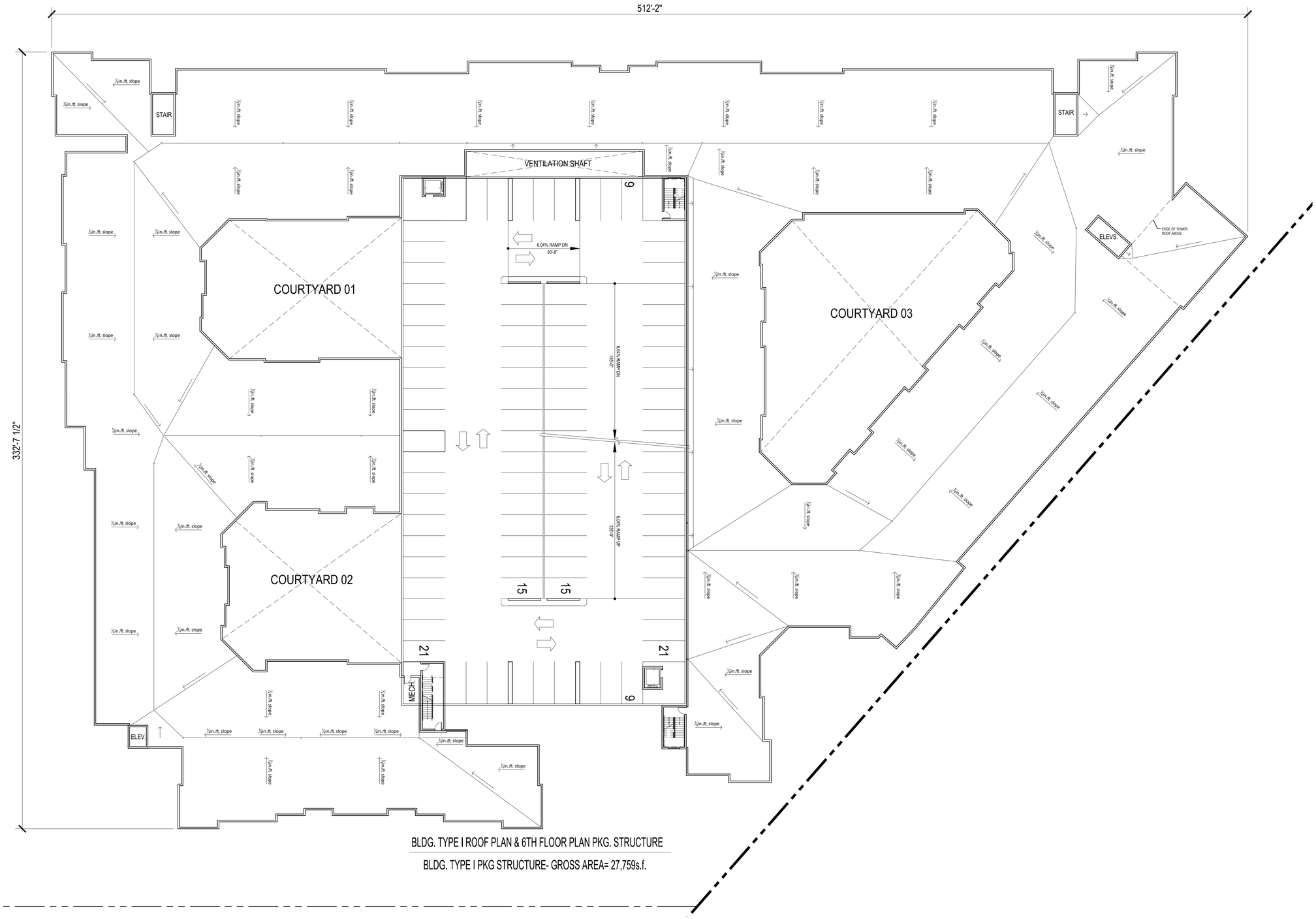
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1
UDR
ADDISON, TX

Apr 11, 2016

HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



BLDG. TYPE I ROOF PLAN & 6TH FLOOR PLAN PKG. STRUCTURE

BLDG. TYPE I PKG STRUCTURE- GROSS AREA= 27,759s.f.

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

0' 20' 40' 80'

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

A 412

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

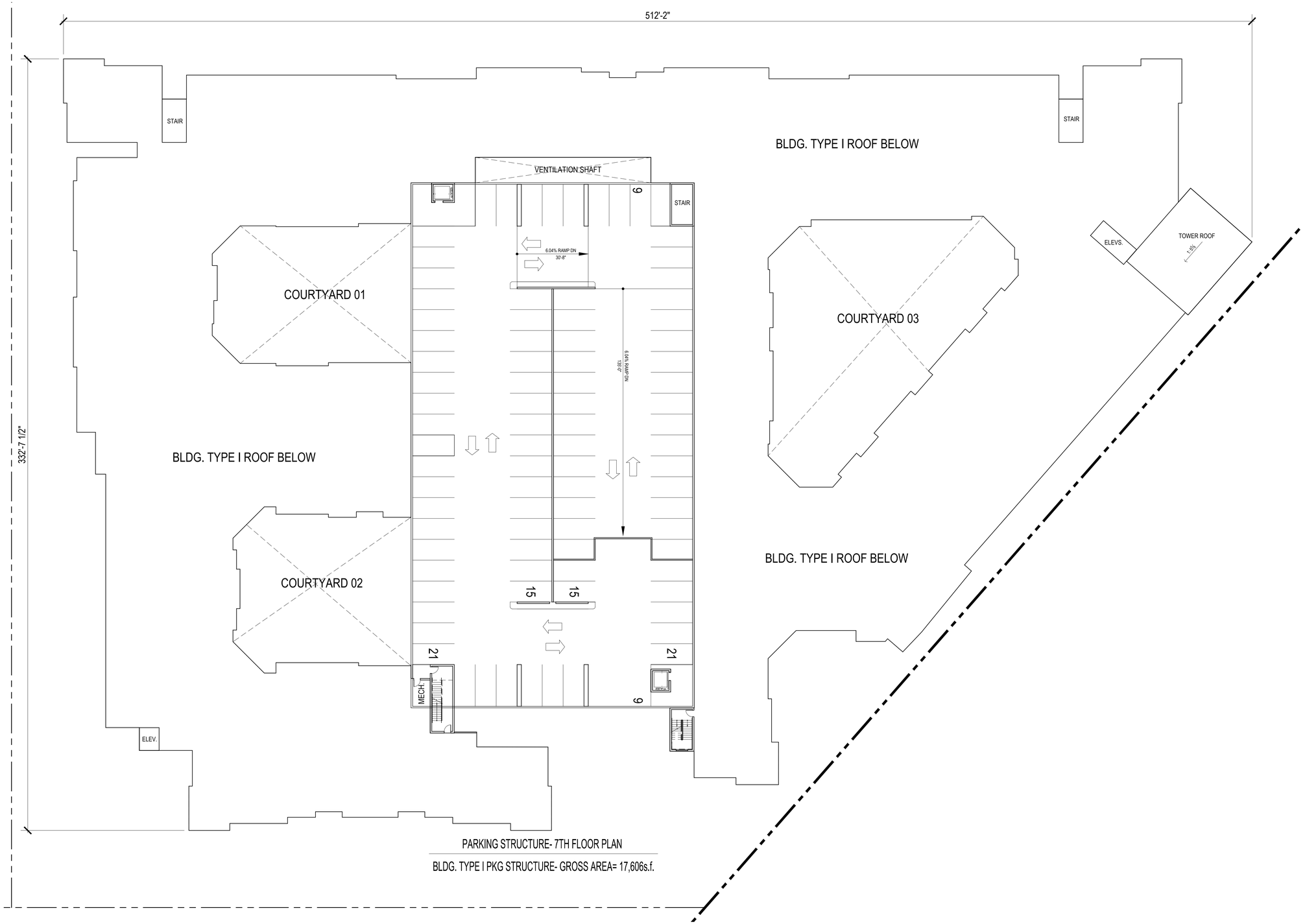
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



PARKING STRUCTURE- 7TH FLOOR PLAN

BLDG. TYPE I PKG STRUCTURE- GROSS AREA= 17,606s.f.

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

0' 20' 40' 80'

PARKING STRUCTURE- 7TH FLOOR PLAN

A 413

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

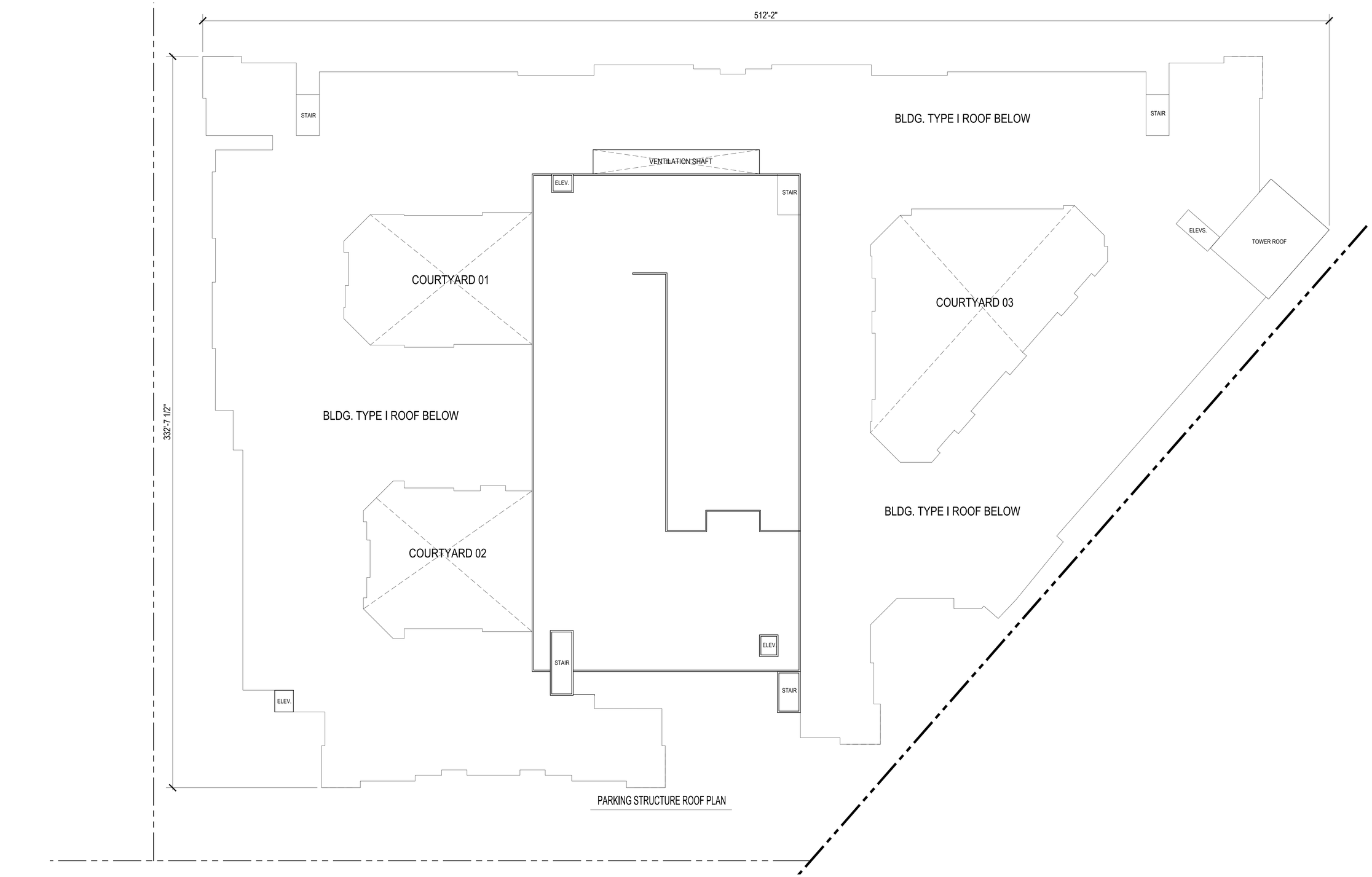
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



PARKING STRUCTURE ROOF PLAN

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

0' 20' 40' 80'

PARKING STRUCTURE- ROOF PLAN

A 414

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1
UDR
ADDISON, TX

Apr 11, 2016

HPA#13514

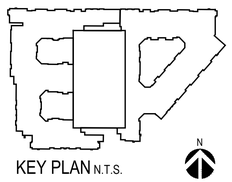
HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

EAST ELEVATION

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

NORTHEAST ELEVATION

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



KEY PLAN N.T.S.

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

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

0' 16' 32' 64'

ELEVATIONS

A 420

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN 200 SERIES BLOCK 201

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

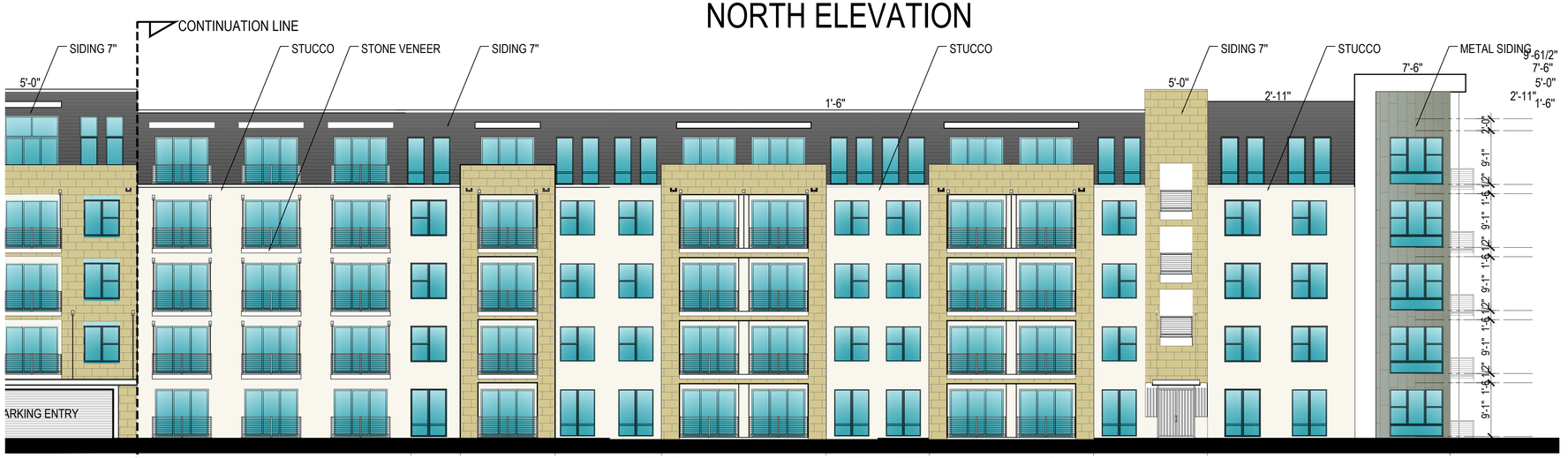
HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

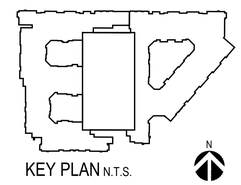
GLASS 35%
STONE 19%
STUCCO 30%
METAL 5%
SIDING 11%

NORTH ELEVATION (scale: 1/16´´=1´)

73% ON BUILD-TO LINE

NORTH ELEVATION





KEY PLAN N.T.S.

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

NORTH ELEVATION CONTINUED

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

0' 16' 32' 64'

ELEVATIONS

A 421

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

© 2016 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

WEST ELEVATION

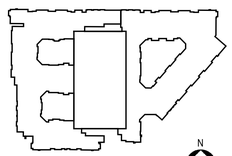
NOT SUBJECT TO BUILD-TO LINE

GLASS 24%
STONE 38%
STUCCO 22%
METAL 4%
SIDING 12%

SOUTH ELEVATION

NOT SUBJECT TO BUILD-TO LINE

GLASS 23%
STONE 15%
STUCCO 42%
METAL 10%
SIDING 10%



KEY PLAN N.T.S.

NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICED.
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

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

0' 16' 32' 64'

ELEVATIONS

A 422

© 2016 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

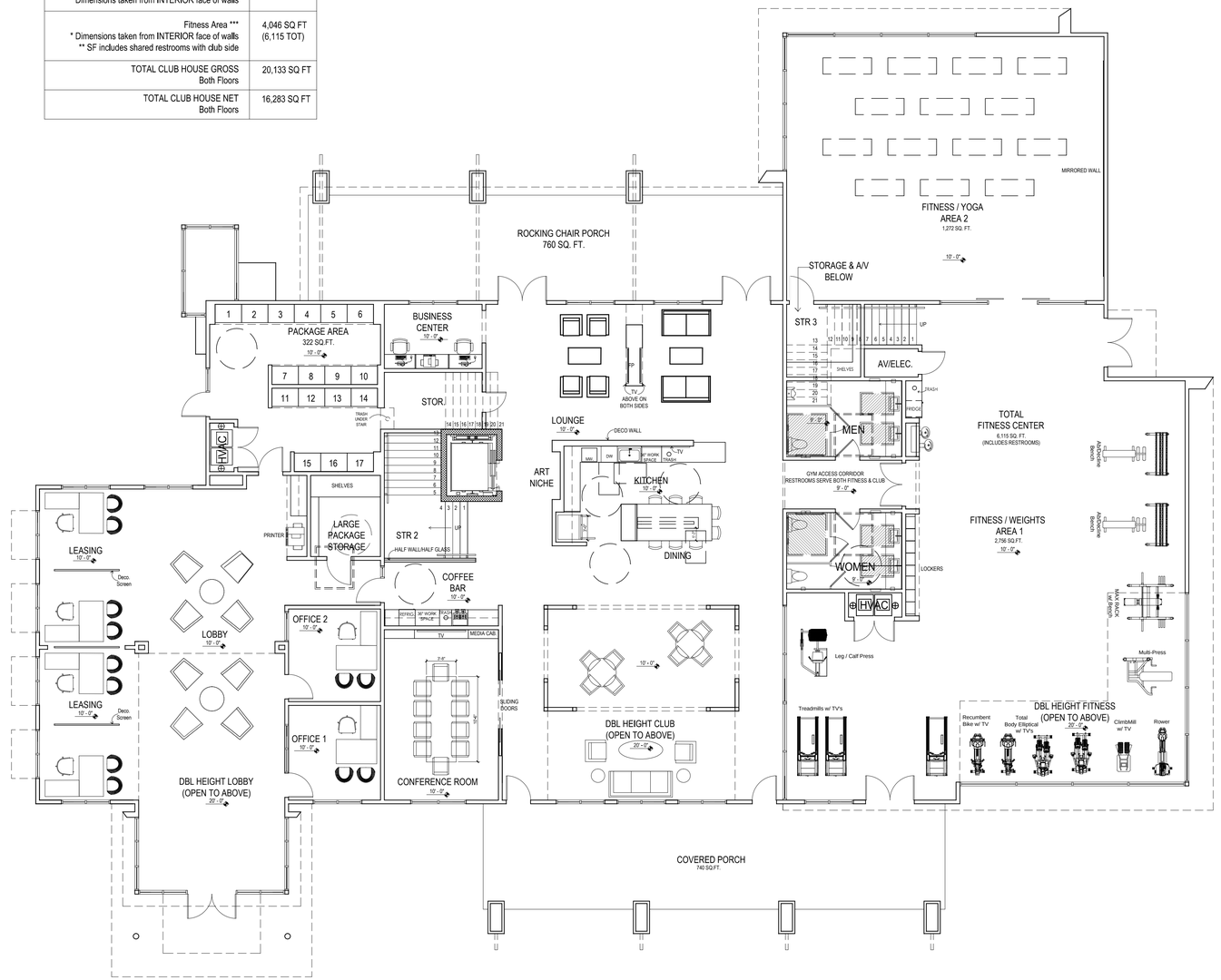
VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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 club 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)

0' 8' 16' 32'

CLUBHOUSE FIRST FLOOR PLAN

A 801

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

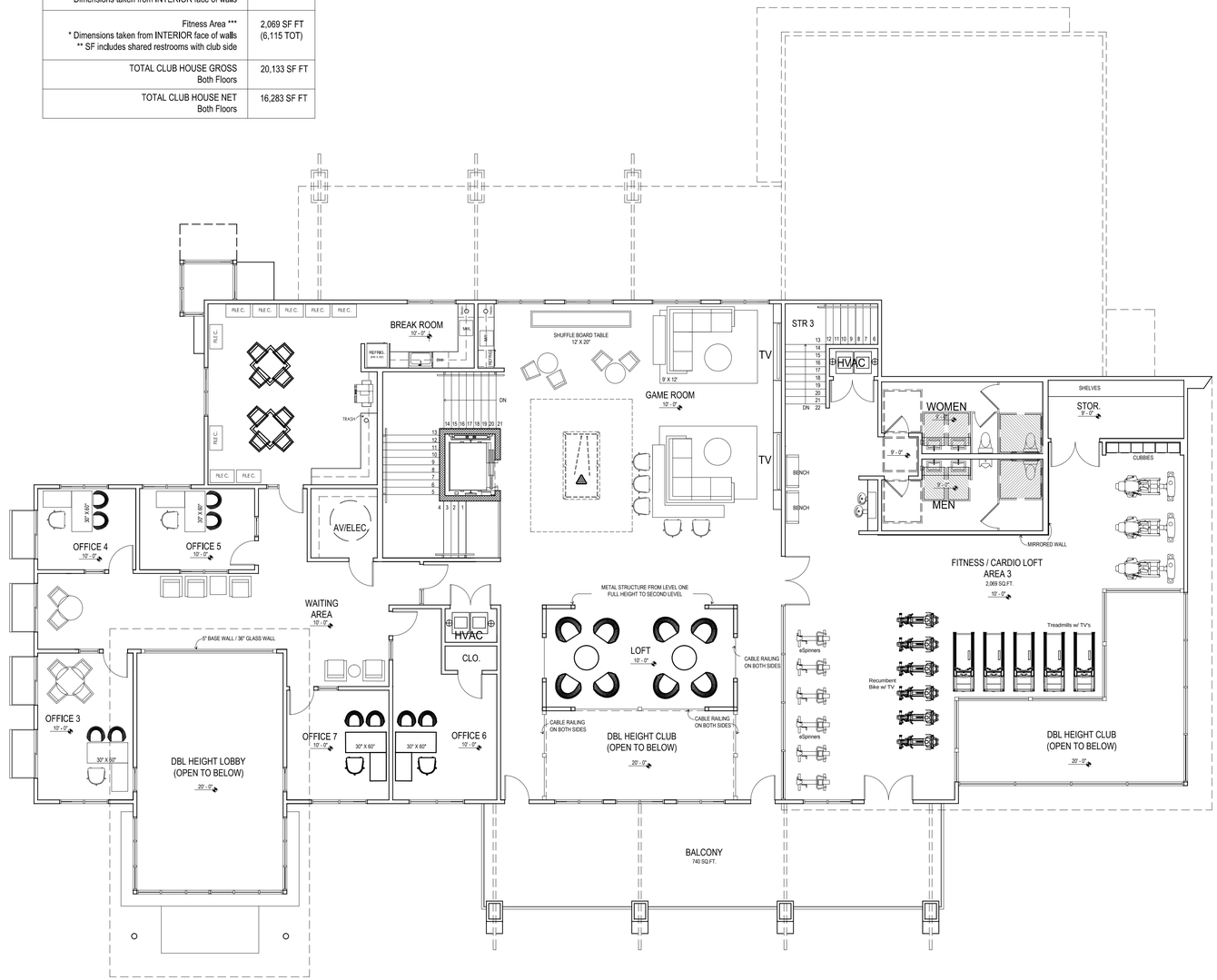
VITRUVIAN WEST 1
UDR
ADDISON, TX

Apr 11, 2016

HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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



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

0' 8' 16' 32'

CLUBHOUSE SECOND FLOOR PLAN

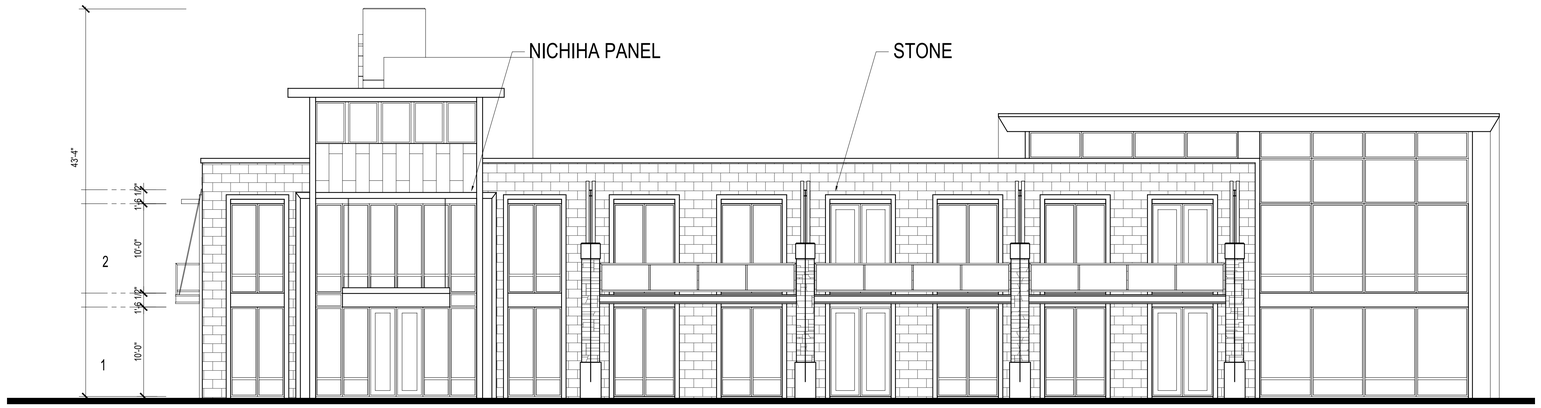
A 802

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

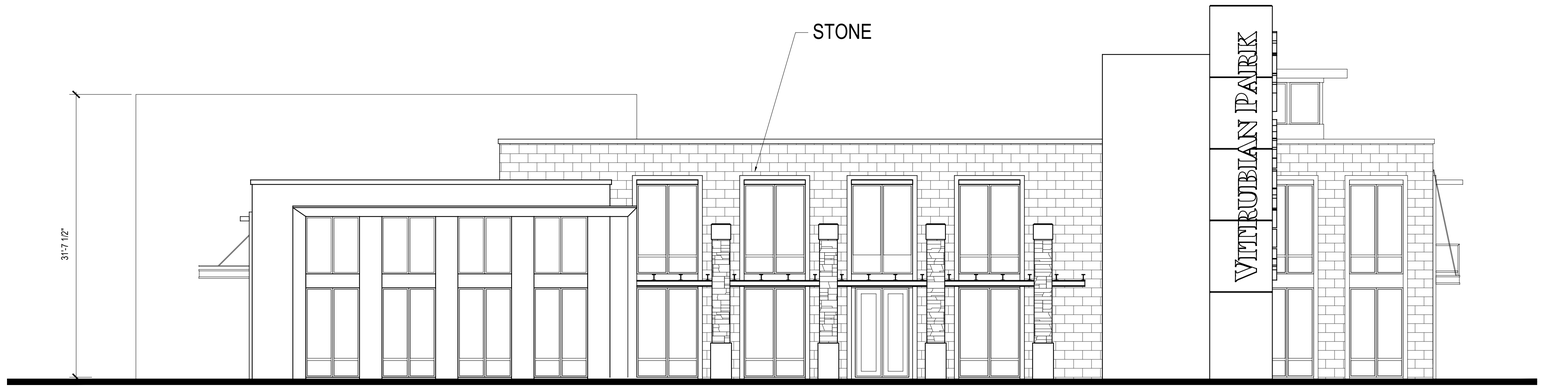
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1
UDR
Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



FRONT ELEVATION



REAR ELEVATION

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

0' 8' 16' 32'

CLUBHOUSE ELEVATIONS

A 811

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

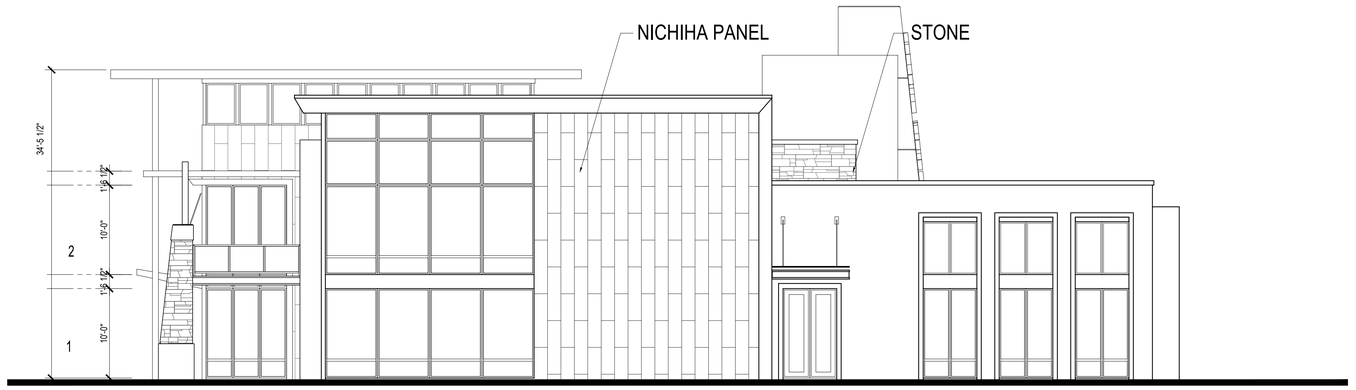
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1

UDR

Apr 11, 2016 ADDISON, TX HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI



SIDE ELEVATION 1

SIDE ELEVATION 2

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

0' 8' 16' 32'

CLUBHOUSE ELEVATIONS

A 812

© 2015 by **HUMPHREYS** & **PARTNERS** ARCHITECTS, LP
The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission

Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

VITRUVIAN WEST 1
UDR
ADDISON, TX

Apr 11, 2016

HPA#13514

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

Planning & Zoning Commission
Meeting Date: 04/19/2016

Agenda Caption:

PUBLIC HEARING Case 1727-Z/Brookhaven Village. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of approximately 86,310 square feet of retail and restaurant space in an existing Planned Development District (PD O07-034) located on approximately 11.5 acres located generally at the southeast corner of Marsh Lane and Spring Valley Road and approving a wavier to construction material requirements.

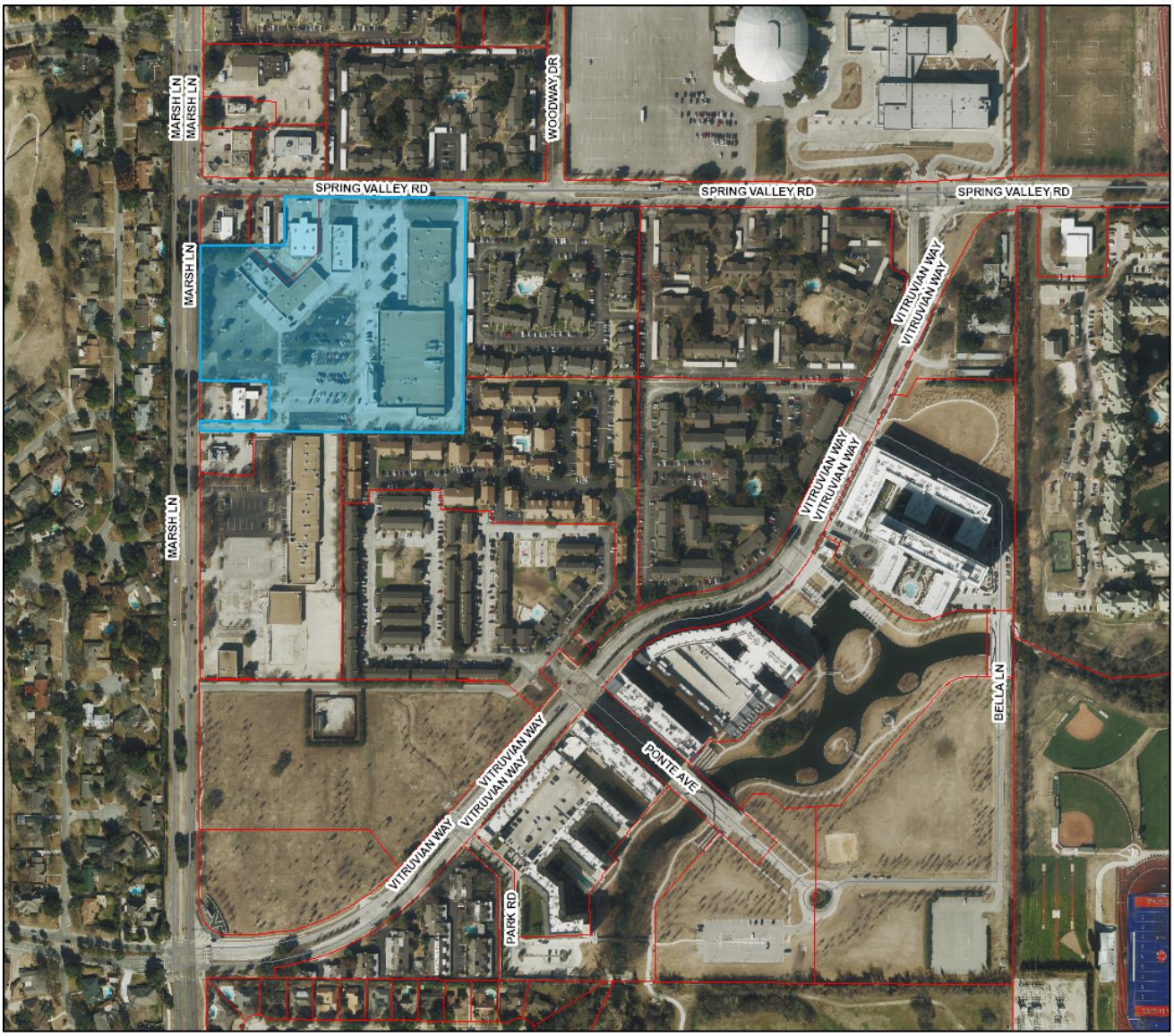
Attachments

1727-Z P&Z Packet
1727-Z Plans

1727-Z

PUBLIC HEARING Case 1727-Z/Brookhaven Village. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of approximately 86,310 square feet of retail and restaurant space in an existing Planned Development District (PD O07-034) located on approximately 11.5 acres located generally at the southeast corner of Marsh Lane and Spring Valley Road and approving a wavier to construction material requirements.

LOCATION MAP



April 15, 2016

STAFF REPORT

RE:	Case 1727-Z/Brookhaven Village
LOCATION:	Approximately 11.5 acres of land located generally at the southeast corner of Marsh Lane and Spring Valley Road.
REQUEST:	Development Plan Approval in an existing Planned Development District (PD O07-034) with a waiver regarding limits to the number of construction materials.
APPLICANT:	UDR, represented by Ms. Amy Sumners of GSO Architects

DISCUSSION:

Background: On October 9, 2007, UDR obtained approval to rezone a 99-acre neighborhood. Six years later in 2013, the zoning for the project was expanded to include 4 additional tracts totaling 21.7 additional acres including the Tom Thumb-anchored Brookhaven Village shopping center, the Burger House site at 14248 Marsh Lane, and the KinderCare site at 3710 Spring Valley Road. The planned development district zoning established development standards and a concept plan. It also established that prior to the issuance of a building permit for any project within the PD district, a development plan for the project must be approved by the Planning and Zoning Commission and the City Council.

The shopping center, as it currently exists, sits on 17.893 acres and consists of 176,860 square feet of retail. UDR is coming forward with a development plan to reconstitute this as a smaller retail center around Tom Thumb.

Proposed Plan: The proposed project requires the demolition of the KinderCare facility as well as two of the existing buildings in the northern half of the retail center. The plan is to create a new center with a total of 86,310 square feet of retail. This would include the existing 60,000 square foot Tom Thumb grocer, a new multi-tenant retail building of 17,500 square feet, and three pad sites for two drive-through restaurants and one gasoline service station for Tom Thumb. Additional retail would be incorporated in future phases of the Vitruvian development.

In addition, Tom Thumb would receive an exterior renovation that would tie it into the new look of the center. The site improvements also contemplate upgraded landscaping and pedestrian connections. There will be a clear pedestrian connection and entry feature extending from Marsh Lane to Tom

Thumb. Additionally, a pedestrian connection has been proposed between the two retail buildings that will promote walkability once the residential properties to the east are redeveloped.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision with wide latitude given during the consideration process, development plan approval is a ministerial function more like plat approval. The purpose of the development plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

The remainder of the staff report will address each section of the ordinance and how the proposed plan complies. This case is being taken forward in conjunction with various amendments to the governing ordinance detailed in case 1735-Z. During the meeting, the Commission will consider case 1735-Z prior to hearing this case. For the sake of this analysis, staff will include the new requirements as if they were approved.

Uses: Standalone retail is permitted in this section of the Vitruvian development. Grocery stores are a permitted use in the ordinance and any future tenant will need to comply with the permitted uses listed as well. Staff will determine this at the time a certificate of occupancy is requested. The amendments being taken forward in case 1735-Z add restaurants with drive-through service and gasoline service stations as permitted uses with approval of an SUP. This is to accommodate the uses shown on the three pad sites. **The proposed uses meet the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. Retail and restaurant space is limited to 500,000 square feet throughout the entire Vitruvian Park development. Including the proposed improvements to the shopping center, the development will have approximately 107,000 square feet. **The proposal meets the development standards in the ordinance.**

Open Space: Open Space is required with residential uses. Since this proposal is entirely retail, no additional open space is required. **Not applicable.**

Parking: The development plan includes a total of 536 parking spaces. Assuming a mixture of retail and restaurant tenants, it is anticipated that 447 spaces will be required to meet the necessary parking ratios. This includes the proposed 1 space per 100 square foot ratio for restaurants being added to the PD ordinance in case 1735-Z. Exact compliance will be assessed and managed as certificates of occupancy are requested for future tenants. **The proposal meets the parking requirements in the ordinance.**

Streets: There are no public streets in this area of the development and the center is exempted from the block length requirements. **Not applicable.**

Exterior Appearance: The shopping center is exempted from the masonry requirements applied to the other parts of the development. The applicant is proposing to use a variety of materials including

glass, brick, stone, and concrete, with small amounts of EIFS, metal, and wood. This wood paneling, known as Prodema, is the same used on the exterior of Fiori and is a high quality, resilient material.

The ordinance requires that at least 70% of the ground floor wall of retail uses be transparent glass. The proposed retail building has 79.6% glass fronting Spring Valley and 86.6% glass fronting Marsh.

The ordinance stipulates that a building not use more than three materials, excluding glass. The applicant is requesting a waiver from this requirement and is proposing to use six on the multi-tenant retail building. Typically, a large number of building materials can cause a building to look disjointed. However, in a retail setting, there is a competing interest in distinguishing the various retail spaces. In this case, staff believes that the number of materials and the specific design of the multi-tenant building do not distract from the esthetic and actually help tie in the shopping center to the rest of the development. **The proposal does not meet the exterior appearance requirements in the ordinance relating to the number of building materials. Waiver requested.**

Landscape: The shopping center is exempt from the landscaping requirement of the ordinance. That being said, the applicant has worked closely with staff to add landscaping in key areas. Additional tree islands and plantings are being proposed in the parking lot, at entry points to the center, and along pedestrian paths. Landscaping is proposed on the eastern edge of the property along the parking lot and behind the Tom Thumb building. This will provide screening and buffering to the current and future residential uses adjacent to the site. **Not applicable.**

Sustainability: The shopping center is exempt from the sustainability requirements of the ordinance. **Not applicable.**

Screening: The ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. Service and trash storage areas are in compliance. Staff cannot determine whether screening is adequate at this time because equipment has not been designed and located. However, staff will check building permit plans to see that all mechanical equipment is screened. **The proposal meets the screening requirements in the ordinance or will comply prior to the issuance of a building permit.**

Flexible standards: The ordinance grants the Planning and Zoning Commission and City Council the authority to approve waivers from the standards included in the ordinance. **The applicant is requesting a waiver to the number of building materials permitted in order to have six materials on Building B.**

RECOMMENDATION: **APPROVAL**

The redevelopment of the Brookhaven Village Shopping Center represents an important step for Vitruvian Park. Maintaining a quality grocer is vital to a successful large scale mixed use development. Reconstituting the shopping center to accommodate the existing Tom Thumb while anticipating future integration into the rest of Vitruvian is a delicate task. It was important to staff that while the center needs to stand on its own for the time being, upon full buildout it should not seem

disintegrated or unconnected from the rest of the development. Steps were taken architecturally to tie the development esthetically into certain design elements of Vitruvian Park as well as through the pedestrian connection between the Tom Thumb building and building B that will eventually align with a street and sidewalk running to the east. While all retail requires a “backside,” this has been mitigated as much as possible through the proposed landscaping and additional architectural elements included on eastern façades.

Staff is supportive of the waiver request regarding the number of building materials. Allowing the tenant spaces to be differentiated through a mixture of materials adds visual interest to the center. This is not unlike the retail fronting Belt Line in Village on the Parkway, which includes five materials.

The three pad sites that are being shown as restaurants and a gasoline service station for Tom Thumb will be assessed in more detail during the Special Use Permitting process to determine both compliance and appropriateness.

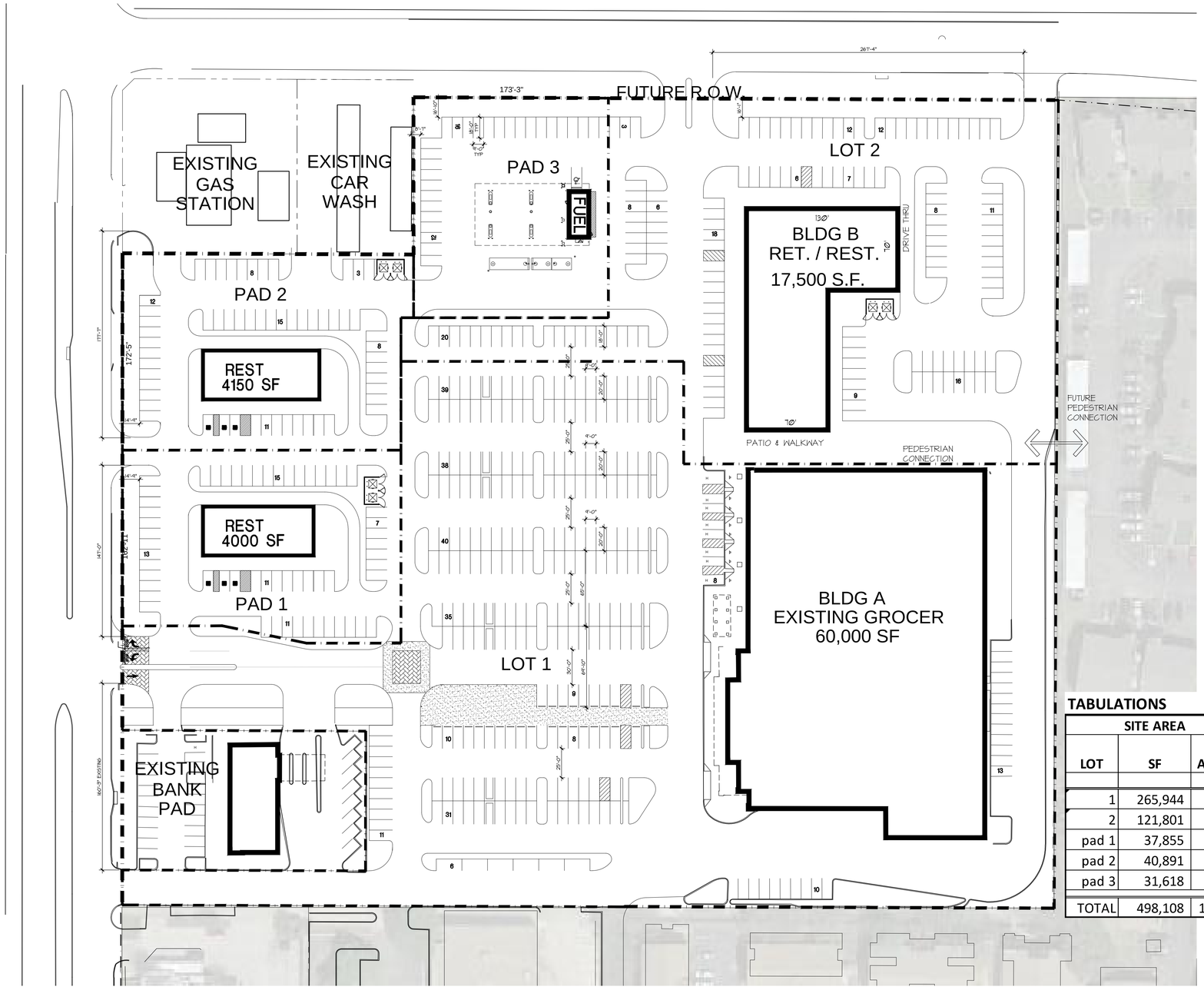
Staff recommends approval subject to no conditions.

Land Use Analysis

Attributes of Success Matrix

Brookhaven Village, Southeast corner Marsh and Spring Valley **1727-Z**

Attribute	Comment	Score
Competitive	The existing configuration of the buildings is not conducive to a competitive shopping center. The proposed changes will help reinvigorate the center. Fuel service will improve Tom Thumb's ability to attract customers.	
Safe	Adding vibrancy to the development will increase customer traffic and promote a safer environment.	
Functional	The reoriented retail will be more functional than it is now. The site has also been designed to integrate well with future phases of the redevelopment.	
Visually Appealing	The proposed materials will add visual interest to the buildings. Additional landscaping will also help improve the visibility of the project.	
Supported with Amenities	This will provide important new retail amenities to the adjacent residential properties and will eventually be incorporated into the redevelopment.	
Environmentally Responsible	Redeveloping the center and creating a mixed use development is an environmentally responsible development pattern.	
Walkable	The new plan improves walkability.	
Overall Assessment	**This will be an important entry point to Vitruvian Park. The proposed plan updates and improves the design of this center and plans ahead for future integration with the broader development.**	



OWNER:
UDR
3875 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972 716 3560

ARCHITECT / APPLICANT:
LISA SWIFT
GSO ARCHITECTS
5310 HARVEST HILL ROAD SUITE 226
DALLAS, TEXAS 75230
972 385 9651

TOWN OF ADDISON SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SF OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

TABULATIONS

LOT	SITE AREA SF	ACRES	BLDG	BUILDING AREA		COVERAGE	PARKING REQUIRED Retail 1 PER 250	PARKING REQUIRED Rest. 1 PER 100	TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
								freestanding rest 1 PER 100				
1	265,944	6.105	A	60,000	SF	22.6%	240		240	258	4.300	/1000 sf
2	121,801	2.796	B	17,500	SF	14.4%	50% 35	50% 88	123	136	7.771	/1000 sf
pad 1	37,855	0.869	rest	4,000	SF	10.6%		40	40	57	14.250	/1000 sf
pad 2	40,891	0.939	rest	4,150	SF	10.1%		42	42	57	13.735	/1000 sf
pad 3	31,618	0.726	fuel	660	SF	2.1%	2.64		3	28	42.424	/1000 sf
TOTAL	498,108	11.435	TOTAL	86,310	SF	17.3%			447	536	6.210	/1000 SF

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

01 SITE PLAN
1" =50'-0"

10' 30' 50' 80' 100'

NORTH

PHASE 1

SP27

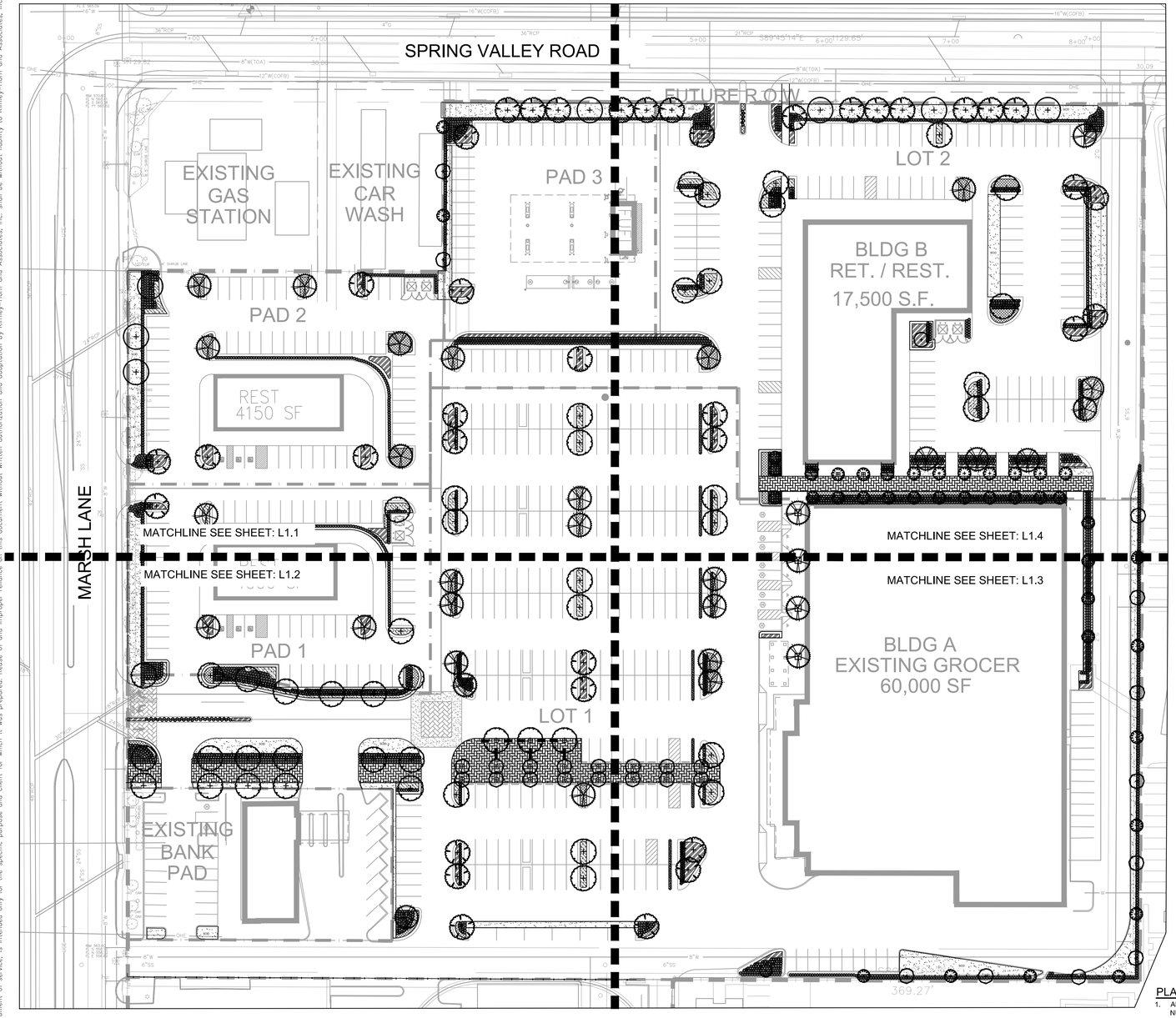
JOB#: 15-063
ISSUE DATE: 04/08/16
SCALE: AS NOTED
APPROVED BY:

DATE:

COPYRIGHT © 2013 GSO ARCHITECTS, INC.
THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

GSO ARCHITECTS
5310 Harvest Hill Rd. Suite 226
Dallas, Texas 75230
972-385-9651
fax 972-385-3462

VITRUVIAN PARK
ADDISON, TEXAS
UDR



LANDSCAPE DESIGN STANDARDS:

	REQUIRED	PROVIDED
LANDSCAPE AREA SITE AREA: 523,275 SF / 12.01AC	NONE	11% OF GROSS SITE
STREET LANDSCAPE BUFFER 1 - 4" TREE/ 30 LF	20' WIDTH LA STRIP	20' WIDTH LA STRIP
NORTH - 484 LF 484/ 30 = SCREENING	16 TREES EVGRN HEDGE 36"-42" OC	16 TREES EVGRN HEDGE 36" OC
WEST - 307 LF 307/ 30 = SCREENING	10 TREES EVGRN HEDGE 36"-42" OC	4 PROPOSED TREES (7 EXISTING TREES*) EVGRN HEDGE 36"-42" OC
VISIBILITY TRIANGLES CLEAR TREE TRUNK 18" SHRUBS 9'	YES	YES
OFF-STREET LOADING AREAS EVGRN SHRUBS 3' OC	SCREENED	YES
PARKING LOT SCREENING	EVGRN HEDGE 36"-42" OC	EVGRN HEDGE 36" OC
PARKING LOT PERIMETER 1-4" CAL TREE/ 35 LF 1568 LF(EAST+WEST) / 35 = EVGRN SHRUBS 3' OC	5' WIDE LANDSCAPE STRIP 45 TREES EVGRN SHRUBS 3' OC	5' WIDE LANDSCAPE STRIP 19 ORNAMENTAL TREES** EVGRN SHRUBS 3' OC

*EXISITING TREES USED TO SATISFY TREE REQUIREMENT
** ORNAMENTAL TREES USED IN LIEU OF CANOPY TREES DUE TO OVERHEAD UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QS	47	Quercus shumardii / Shumard Red Oak	4" cal, 12` ht, 4` spr	Full, Straight, Single Leader
	QV	7	Quercus virginiana / Southern Live Oak	4" cal, 12` ht, 4` spr	Full, Straight, Single Leader
	TD	33	Taxodium distichum / Bald Cypress	4" cal, 12` ht, 4` spr	Full, Straight, Single Leader
	UP	38	Ulmus parvifolia / Lacebark Elm	4" cal, 12` ht, 4` spr	Full, Straight, Single Leader

UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CO	28	Cercis canadensis `Oklahoma` / Oklahoma Redbud	3" cal, 10`-12` ht x 4` spr	Standard, Full
	LT	41	Lagerstroemia indica `Tuscarora` / Crape Myrtle Tuscarora	3" cal, 8` ht x 3` spr	Multi-trunk, 3 cane min, Full

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	BEB	721	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry	24" ht, 18" spr, 24" oc	Full
	HES	964	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 30" oc	Full
	IC	619	Ilex cornuta / Chinese Holly	36" ht, 24" spr, 36" oc	Full
	LEU	978	Leucophyllum frutescens / Texas Sage	36" ht, 24" spr, 36" oc	Full
	MIS	323	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass	24" ht, 18" spr, 24" oc	Full
	PEN	684	Pennisetum alopecuroides / Fountain Grass	18" ht, 18" spr, 30" oc	Full

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	LAL	1,969	Lantana montevidensis `Lavender` / Lavender Lantana	12" ht, 12" spr, 18" oc	18" o.c.	Full, 1 gallon min.
	ROP	1,799	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	12" ht, 12" spr, 18" oc	18" o.c.	Full, 1 gallon min.
	TRA	4,216	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	12" ht, 12" spr, 18" oc	12" o.c.	Full, 1 gallon min.

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints, 100% pest, weed, and disease free
	DG	TBD	Decomposed Granite	See Detail
	MULCH	TBD	Hardwood	3" depth, all trees within sod areas shall receive 4' diameter mulch ring

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS, REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECIEVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

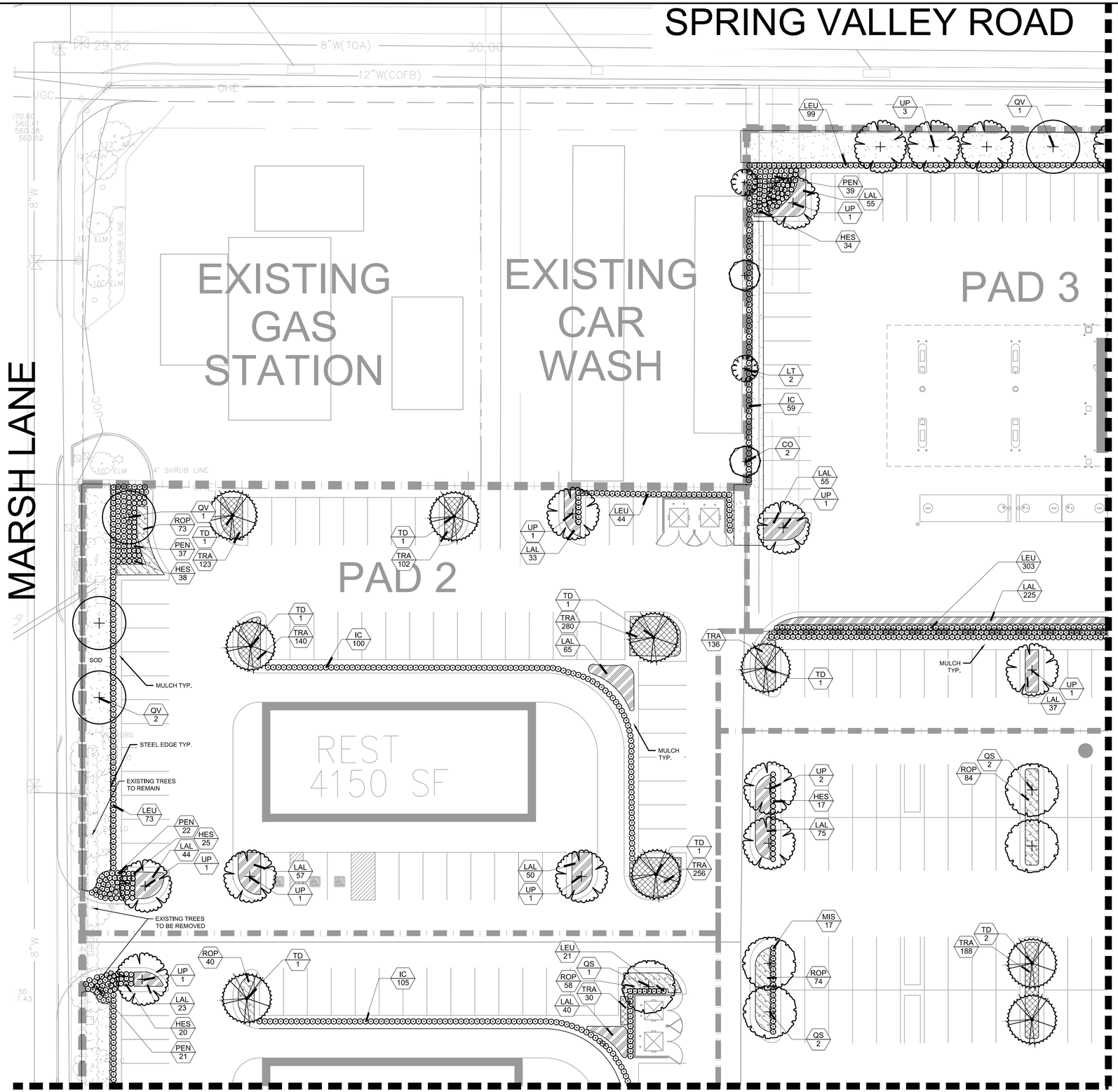
KHA PROJECT
DATE 4/8/2016
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY LMC

OVERALL LANDSCAPE PLAN

VITRUVIAN PARK
PREPARED FOR
UDR
ADDISON TEXAS

SHEET NUMBER
L1.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE SEE SHEET:VITRUVIAN PARK LA PLANS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
	QS	Quercus shumardii / Shumard Red Oak
	QV	Quercus virginiana / Southern Live Oak
	TD	Taxodium distichum / Bald Cypress
	UP	Ulmus parvifolia / Lacebark Elm

UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud
	LT	Lagerstroemia indica `Tuscarora` / Crape Myrtle Tuscarora

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	BEB	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry
	HES	Hesperaloe parviflora / Red Yucca
	IC	Ilex cornuta / Chinese Holly
	LEU	Leucophyllum frutescens / Texas Sage
	MIS	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass
	PEN	Pennisetum alopecuroides / Fountain Grass

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	LAL	Lantana montevidensis `Lavender` / Lavender Lantana
	ROP	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	TRA	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME
	SOD	TBD	Cynodon dactylon / Bermuda Grass
	DG	TBD	Decomposed Granite
	MULCH	TBD	Hardwood

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT

DATE	4/8/2016
SCALE	AS SHOWN
DESIGNED BY	LRH
DRAWN BY	LRH
CHECKED BY	LMC

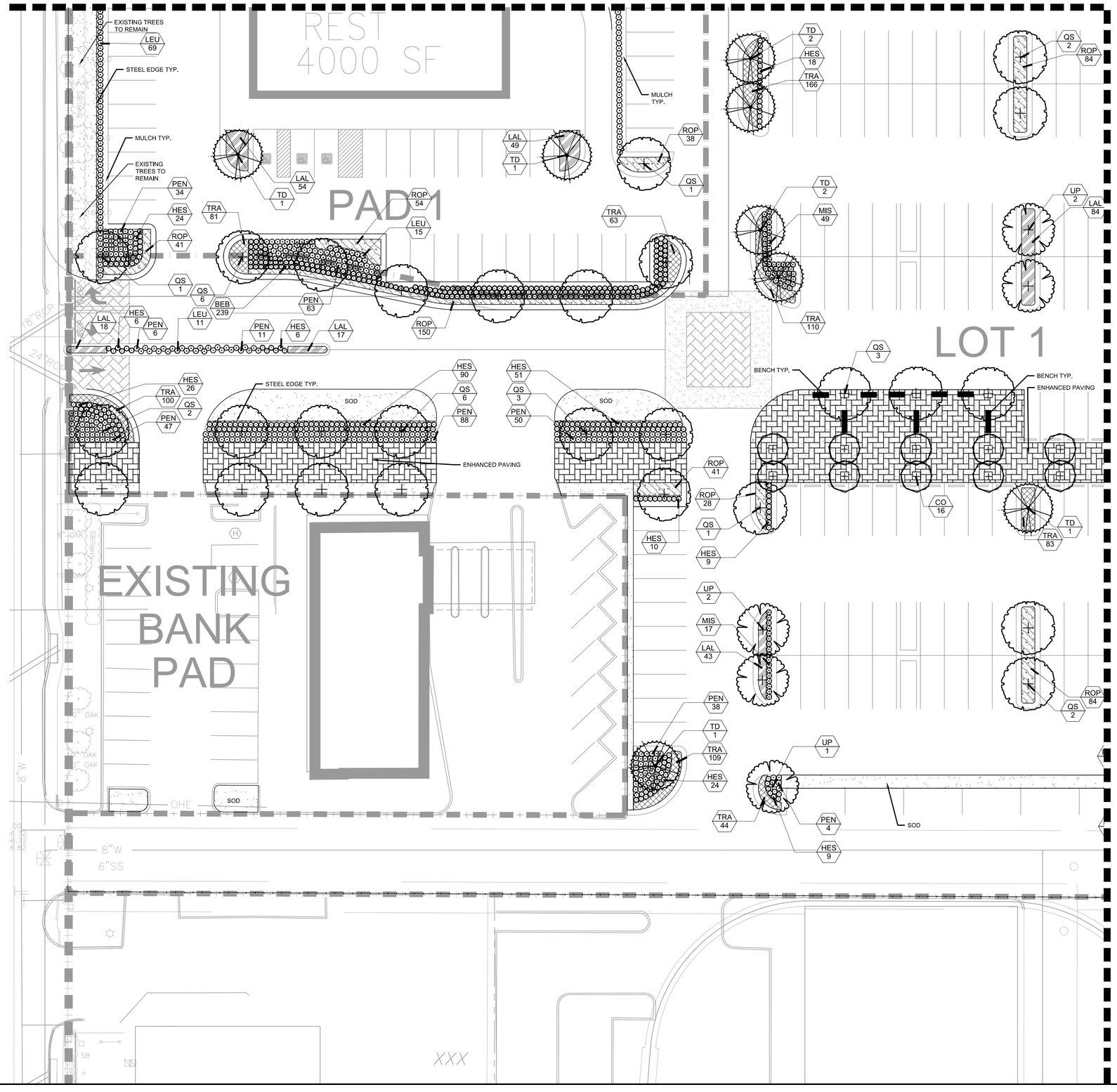
LANDSCAPE ENLARGEMENT A

VITRUVIAN PARK
PREPARED FOR
UDR
ADDISON TEXAS

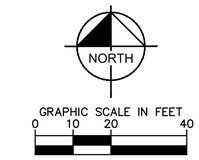
SHEET NUMBER
L1.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE SEE SHEET:L1.1



MATCHLINE SEE SHEET:L1.3



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
	QS	Quercus shumardii / Shumard Red Oak
	QV	Quercus virginiana / Southern Live Oak
	TD	Taxodium distichum / Bald Cypress
	UP	Ulmus parvifolia / Lacebark Elm

UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud
	LT	Lagerstroemia indica `Tuscarora` / Crape Myrtle Tuscarora

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	BEB	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry
	HES	Hesperaloe parviflora / Red Yucca
	IC	Ilex comuta / Chinese Holly
	LEU	Leucophyllum frutescens / Texas Sage
	MIS	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass
	PEN	Pennisetum alopecuroides / Fountain Grass

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	LAL	Lantana montevidensis `Lavender` / Lavender Lantana
	ROP	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	TRA	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME
	SOD	TBD	Cynodon dactylon / Bermuda Grass
	DG	TBD	Decomposed Granite
	MULCH	TBD	Hardwood

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.

5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT		
DATE	4/8/2016	
SCALE	AS SHOWN	
DESIGNED BY	LRH	
DRAWN BY	LRH	
CHECKED BY	LMC	

LANDSCAPE ENLARGEMENT B

VITRUVIAN PARK
PREPARED FOR
UDR
ADDISON TEXAS

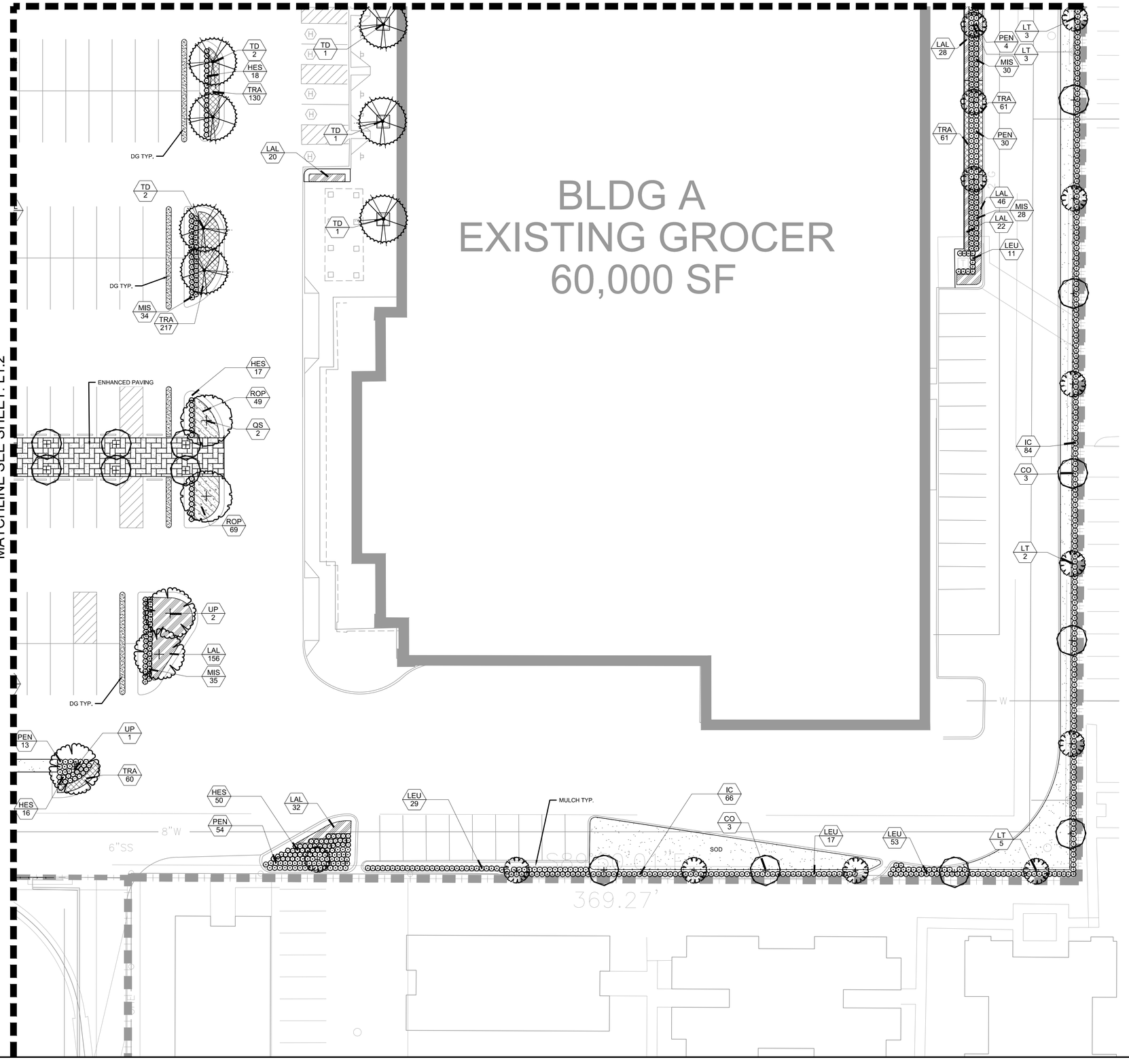
SHEET NUMBER
L1.2

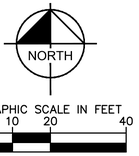
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE SEE SHEET: L1.2

MATCHLINE SEE SHEET: L1.4





PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
	QS	Quercus shumardii / Shumard Red Oak
	QV	Quercus virginiana / Southern Live Oak
	TD	Taxodium distichum / Bald Cypress
	UP	Ulmus parvifolia / Lacebark Elm

UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud
	LT	Lagerstroemia indica `Tuscarora` / Crape Myrtle Tuscarora

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	BEB	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry
	HES	Hesperaloe parviflora / Red Yucca
	IC	Ilex cornuta / Chinese Holly
	LEU	Leucophyllum frutescens / Texas Sage
	MIS	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass
	PEN	Pennisetum alopecuroides / Fountain Grass

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	LAL	Lantana montevidensis `Lavender` / Lavender Lantana
	ROP	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	TRA	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME
	SOD	TBD	Cynodon dactylon / Bermuda Grass
	DG	TBD	Decomposed Granite
	MULCH	TBD	Hardwood

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT

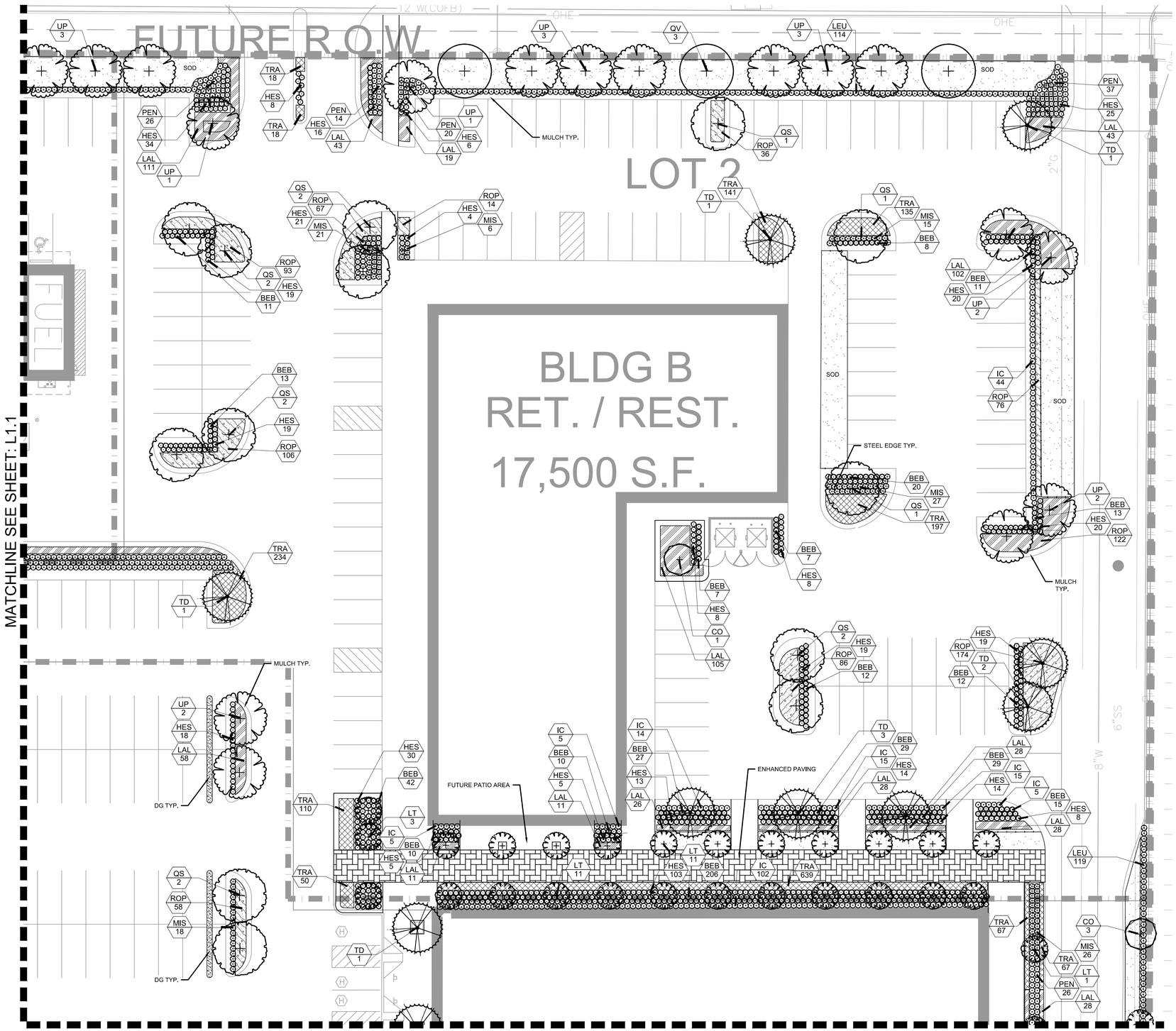
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
4/8/2016	AS SHOWN	LRH	LRH	LMC

LANDSCAPE ENLARGEMENT C

VITRUVIAN PARK
PREPARED FOR
UDR

ADDISON TEXAS

SHEET NUMBER
L1.3



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
	QS	Quercus shumardii / Shumard Red Oak
	QV	Quercus virginiana / Southern Live Oak
	TD	Taxodium distichum / Bald Cypress
	UP	Ulmus parvifolia / Lacebark Elm

UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud
	LT	Lagerstroemia indica `Tuscarora` / Crape Myrtle Tuscarora

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	BEB	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry
	HES	Hesperaloe parviflora / Red Yucca
	IC	Ilex cornuta / Chinese Holly
	LEU	Leucophyllum frutescens / Texas Sage
	MIS	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass
	PEN	Pennisetum alopecuroides / Fountain Grass

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	LAL	Lantana montevidensis `Lavender` / Lavender Lantana
	ROP	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	TRA	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME
	SOD	TBD	Cynodon dactylon / Bermuda Grass
	DG	TBD	Decomposed Granite
	MULCH	TBD	Hardwood

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT
DATE 4/8/2016
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY LMC

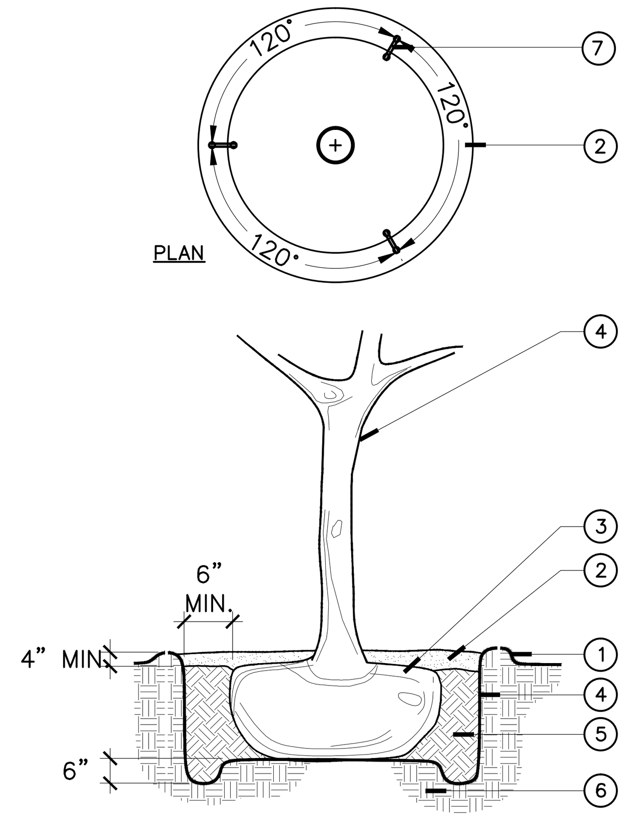
LANDSCAPE ENLARGEMENT D

VITRUVIAN PARK
PREPARED FOR
UDR
ADDISON TEXAS

SHEET NUMBER
L1.4

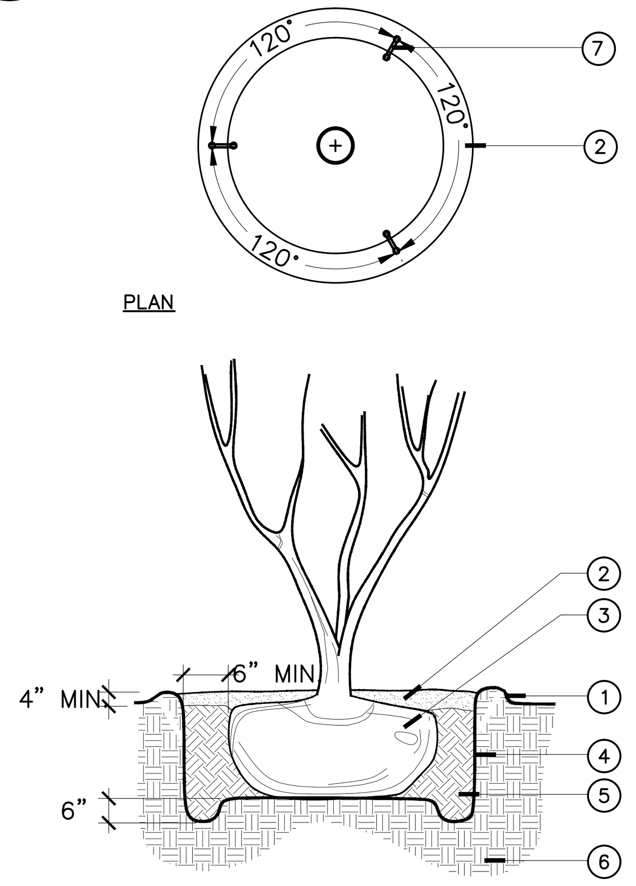
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



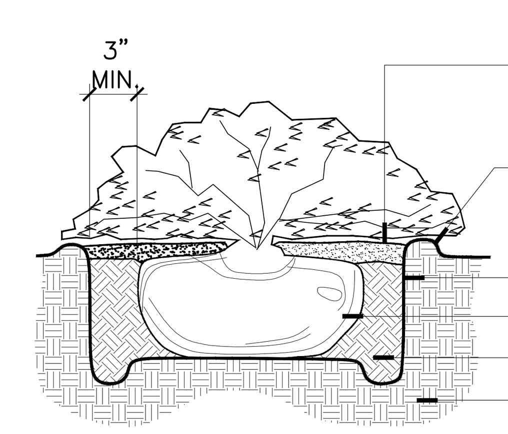
1. 3" EARTH SAUCER
2. 3" MULCH PER SPECIFICATIONS
3. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
4. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
5. PIT BACKFILL SOIL PER SPECIFICATIONS
6. UNDISTURBED EARTH
7. SECURE TREES WITH TREE STAPLES, PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.

A TREE PLANTING
N.T.S.



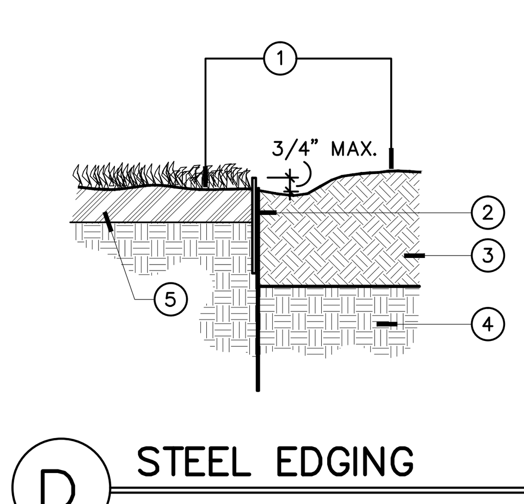
1. 3" EARTH SAUCER
2. 3" MULCH PER SPECIFICATIONS
3. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
4. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
5. PIT BACKFILL SOIL PER SPECIFICATIONS
6. UNDISTURBED EARTH
7. SECURE TREES WITH TREE STAPLES, PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.

B MULTI-TRUNK TREE PLANTING
N.T.S.



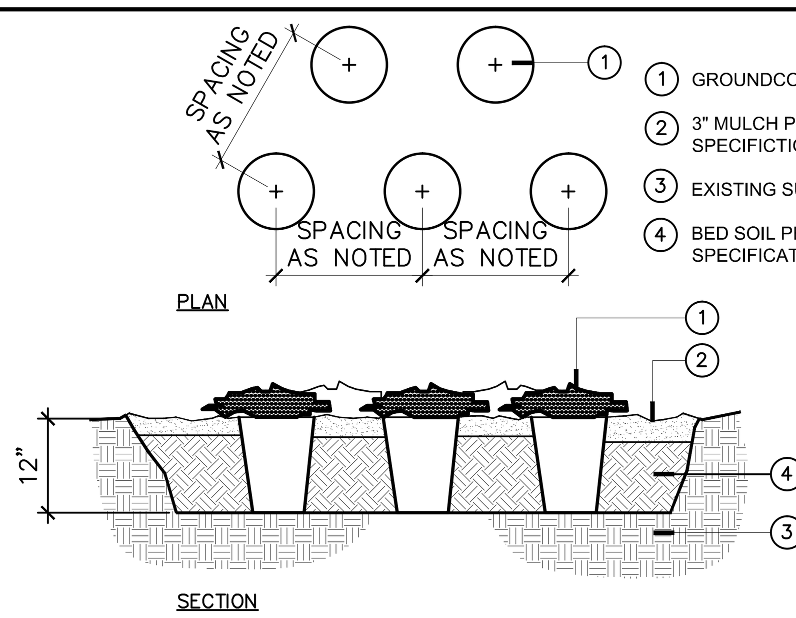
1. 3" MULCH PER SPECIFICATIONS
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

C SHRUB PLANTING
N.T.S.



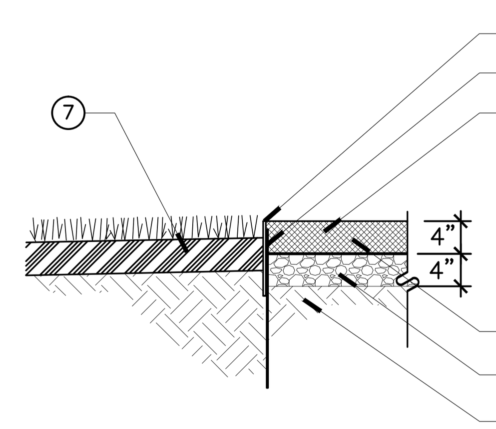
1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

D STEEL EDGING
N.T.S.



1. GROUNDCOVER
2. 3" MULCH PER SPECIFICTIONS
3. EXISTING SUBGRADE
4. BED SOIL PER SPECIFICATIONS

E GROUNDCOVER PLANTING
N.T.S.



1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL D
3. 4" DECOMPOSED GRANITE, COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. 4" WASHED LIMESTONE COMPACTED TO 95% SPD
6. SUBGRADE COMPACTED TO 95% SPD
7. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

F DECOMPOSED GRANITE
N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
1. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
2. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
3. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
5. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

F. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.

G. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

H. PLANTING SOIL MIX

1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOD/SEED AREA TOPSOIL
ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 6.0-6.5 WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 15 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT	
DATE	4/8/2016
SCALE	AS SHOWN
DESIGNED BY	LRH
DRAWN BY	LRH
CHECKED BY	LMC

LANDSCAPE DETAILS

VITRUVIAN PARK
PREPARED FOR
UDR
ADDISON TEXAS

SHEET NUMBER
L1.5

OVERALL WEST ELEVATION

NOT TO SCALE

01 SOUTH ELEVATION

1/32"=1'-0"

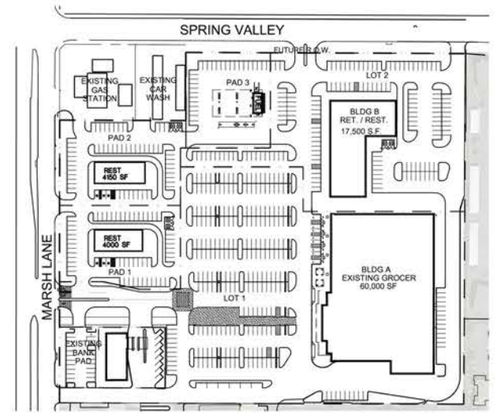
02 EAST ELEVATION

1/32"=1'-0"

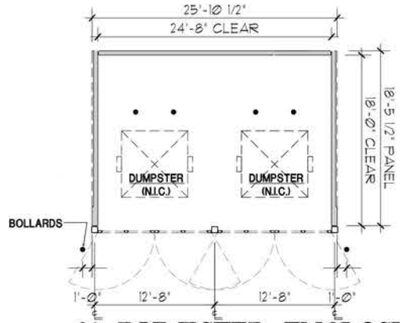
MATERIAL CALCULATIONS:

SOUTH		
BRICK	264	8.73%
STONE	0	0.00%
CONCRETE	1741	57.55%
MASONRY W/O GLASS	**2005**	**66.28%**
GLASS	671	22.18%
MASONRY W/ GLASS	**2676**	**88.46%**
EIFS	163	5.39%
METAL	54	1.79%
WOOD	132	4.36%
OTHER TOTAL	**349**	**11.54%**
TOTAL	**3025**	

EAST		
BRICK	0	0.00%
STONE	232	4.66%
CONCRETE	3649	73.23%
MASONRY TOTAL	**3881**	**77.88%**
GLASS	372	7.47%
MASONRY W/ GLASS	**4253**	**85.35%**
EIFS	116	2.33%
METAL	96	1.93%
WOOD	518	10.40%
OTHER TOTAL	**730**	**14.65%**
TOTAL	**4983**	

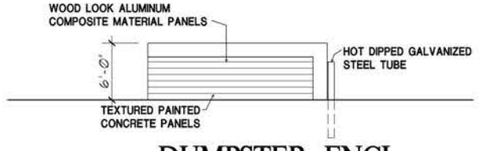


KEY PLAN



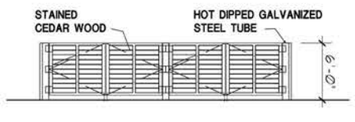
03 DUMPSTER ENCLOSURE PLAN

1/16"=1'-0"



DUMPSTER ENCL. 05 SIDE ELEVATION

1/16"=1'-0"



DUMPSTER ENCL. 04 FRONT ELEVATION

1/16"=1'-0"

OWNER:
UDR
3875 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972 716 3560

ARCHITECT / APPLICANT:
LISA SWIFT
GSO ARCHITECTS
5310 HARVEST HILL ROAD SUITE 226
DALLAS, TEXAS 75230
972 385 9651

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

GSO ARCHITECTS

5310 Harvest Hill Rd. Suite 226
Dallas, Texas 75230
972-385-9651
fax 972-385-3462

VITRUVIAN PARK
ADDISON, TEXAS
UDR

ELEV11

JOB#: 15-063
ISSUE DATE: 04/08/16
SCALE: AS NOTED
APPROVED BY:

DATE:

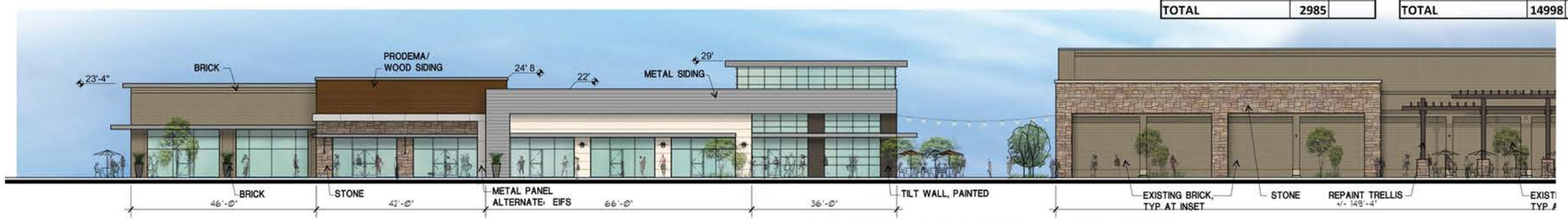
COPYRIGHT © 2013 GSO ARCHITECTS, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

OVERALL WEST ELEVATION

NOT TO SCALE

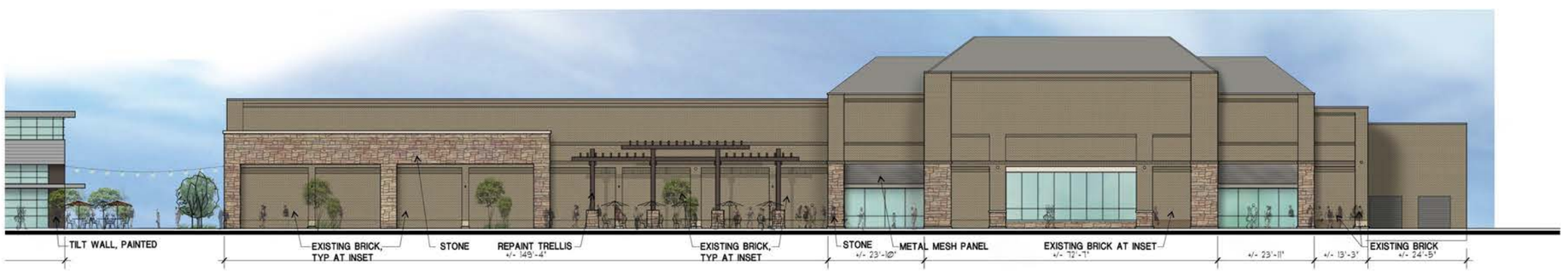
01 NORTH ELEVATION

1/32"=1'-0"



02 PARTIAL WEST ELEVATION

1/32"=1'-0"



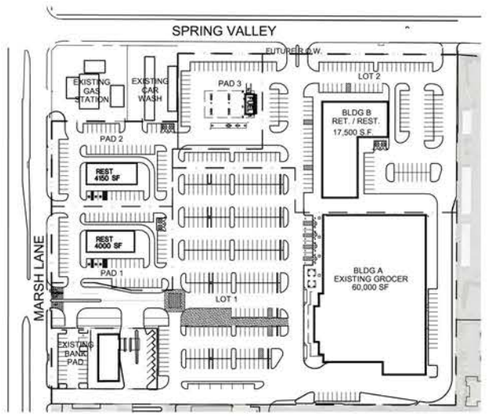
03 PARTIAL WEST ELEVATION

1/32"=1'-0"

MATERIAL CALCULATIONS:

NORTH		
BRICK	385	12.90%
STONE	340	11.39%
CONCRETE	587	19.66%
MASONRY W/O GLASS	**1312**	**43.95%**
GLASS	1064	35.64%
MASONRY W/ GLASS	**2376**	**79.60%**
EIFS	125	4.19%
METAL	184	6.16%
WOOD	300	10.05%
OTHER TOTAL	**609**	**20.40%**
TOTAL	**2985**	

WEST		
BRICK	8228	54.86%
STONE	1502	10.01%
CONCRETE	558	3.72%
MASONRY TOTAL	**10288**	**68.60%**
GLASS	2697	17.98%
MASONRY W/ GLASS	**12985**	**86.58%**
EIFS	264	1.76%
METAL	1388	9.25%
WOOD	361	2.41%
OTHER TOTAL	**2013**	**13.42%**
TOTAL	**14998**	



KEY PLAN

OWNER:
UDR
3875 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972 716 3560

ARCHITECT / APPLICANT:
LISA SWIFT
GSO ARCHITECTS
5310 HARVEST HILL ROAD SUITE 226
DALLAS, TEXAS 75230
972 385 9651

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

GSO ARCHITECTS

5310 Harvest Hill Rd. Suite 226
Dallas, Texas 75230
972-385-9651
fax 972-385-3462

VITRUVIAN PARK
ADDISON, TEXAS
UDR

ELEV11

JOB#: 15-063
ISSUE DATE: 04/08/16
SCALE: AS NOTED
APPROVED BY:

DATE:

COPYRIGHT © 2013 GSO ARCHITECTS, INC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.