

EXISTING LEGEND & ABBREVIATIONS	
	FH
	WV
	WM
	FDC
	ICV
	SSMH
	SSCO
	GM
	PP
	LP
	TCB
	TS
	CI
	BFR
	W
	SS
	STM
	STMMH

PROPOSED USE:	LOT 2R (PHASE I)			LOT 3 (PHASE II)	
	OFFICE	OFFICE	OFFICE	OFFICE A	HUB
LOT AREA:	417,592 SQ. FT. = 9.586 AC	291,139 SQ. FT. = 6.683 AC	PLANNED DEVELOPMENT	291,139 SQ. FT. = 6.683 AC	PLANNED DEVELOPMENT
ZONED:	PLANNED DEVELOPMENT	PLANNED DEVELOPMENT	PLANNED DEVELOPMENT	OFFICE B	OFFICE B
BUILDING FOOTPRINT	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.	42,000 SQ. FT.	42,000 SQ. FT.
BUILDING AREA (NET)	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.	245,000 SQ. FT.	245,000 SQ. FT.
MAX. BUILDING HEIGHT	6 STORY	3 STORY	N/A	6 STORY	6 STORY
TOTAL LOT COVERAGE	12.09%	14.43%		14.43%	14.43%
TOTAL FLOOR AREA RATIO	0.615	0.842		0.842	0.842
PARKING REQUIRED	257,000/300 = 857 SPACES	245,000/300 = 817 SPACES		245,000/300 = 817 SPACES	245,000/300 = 817 SPACES
PARKING PROVIDED	360 SURFACE+833 GARAGE = 1,193 SPACES	350 SURFACE+816 GARAGE = 1,166 SPACES		350 SURFACE+816 GARAGE = 1,166 SPACES	350 SURFACE+816 GARAGE = 1,166 SPACES
PARKING PERCENTAGES:	833 GARAGE/1,193 = 69.8% GARAGE	816 GARAGE/1,166 = 70.0% GARAGE		350 SURFACE/1,166 = 30.2% SURFACE	350 SURFACE/1,166 = 30.2% SURFACE
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,359 = 69.9% GARAGE	710 SURFACE/2,359 = 30.1% SURFACE			
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.					
NOTE: • BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.					

LOT 1, BLOCK B
DALLAS PARKWAY AT
INTERNATIONAL PLACE ADDITION
INST. NO. 200600102366,
O.P.R.D.C.T.

DEVELOPER/APPLICANT:
CAWLEY PARTNERS
16400 W. DALLAS PARKWAY
SUITE 150
DALLAS, TEXAS 75248
PHONE: (817) 875-5535
CONTACT: MARK GODFREY

LANDSCAPE ARCHITECT:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: TAL JACKSON

LOT 2, BLOCK B
DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
INST. NO. 200600102366,
O.P.R.D.C.T.

CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: JOSHUA MILLSAP, P.E.
TBPE # F-6324

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: DAVID DE WEIRD R.P.L.S.
TBPLS # F-10194229

CONCEPT SITE PLAN
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
BEING A REPLAT OF LOT 2, BLOCK 1,
S. FINLEY EWING JR. ADDITION,
ACCORDING TO THE PLAT FILED FOR RECORD IN
VOL. 2001196, PG. 48, D.R.D.C.T. (AS CORRECTED INST. NO.
20060445021 O.P.R.D.C.T.) &
TRACT 2, S. FINLEY EWING JR. ADDITION ACCORDING TO THE
PLAT FILED FOR RECORD IN VOL. 73093, PG. 1346
THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146,
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
JANUARY 9, 2017



CONCEPT SITE PLAN

A DEVELOPMENT OF:
CAWLEY PARTNERS
FOURTEEN555 OFFICE
DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TEXAS

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Project Number:	222210XXX
File Name:	F:\222210XXX
Engineer:	JOSHUA A. MILLSAP
P.E. No.:	100118
Date:	01/09/2017
Revision:	Sheet

INSPECTIONS:

- No excavation shall occur in city R.O.M. without a R.O.M. permit—contact Public Works Department.
- The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for R.O.M. permit.
- The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
- Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.M. inspections.

LANDSCAPE STANDARDS:

- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.M. Visibility requirements.
- Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
- A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
- Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meters, inlets, storm pipes and utilities. All trees shall be a (4') minimum from tree trunk to all inlets, pipes, and utilities.
- All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2016).
- Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
- Native site topsoil is to be protected from erosion or stockpiled.
- Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

IRRIGATION STANDARDS:

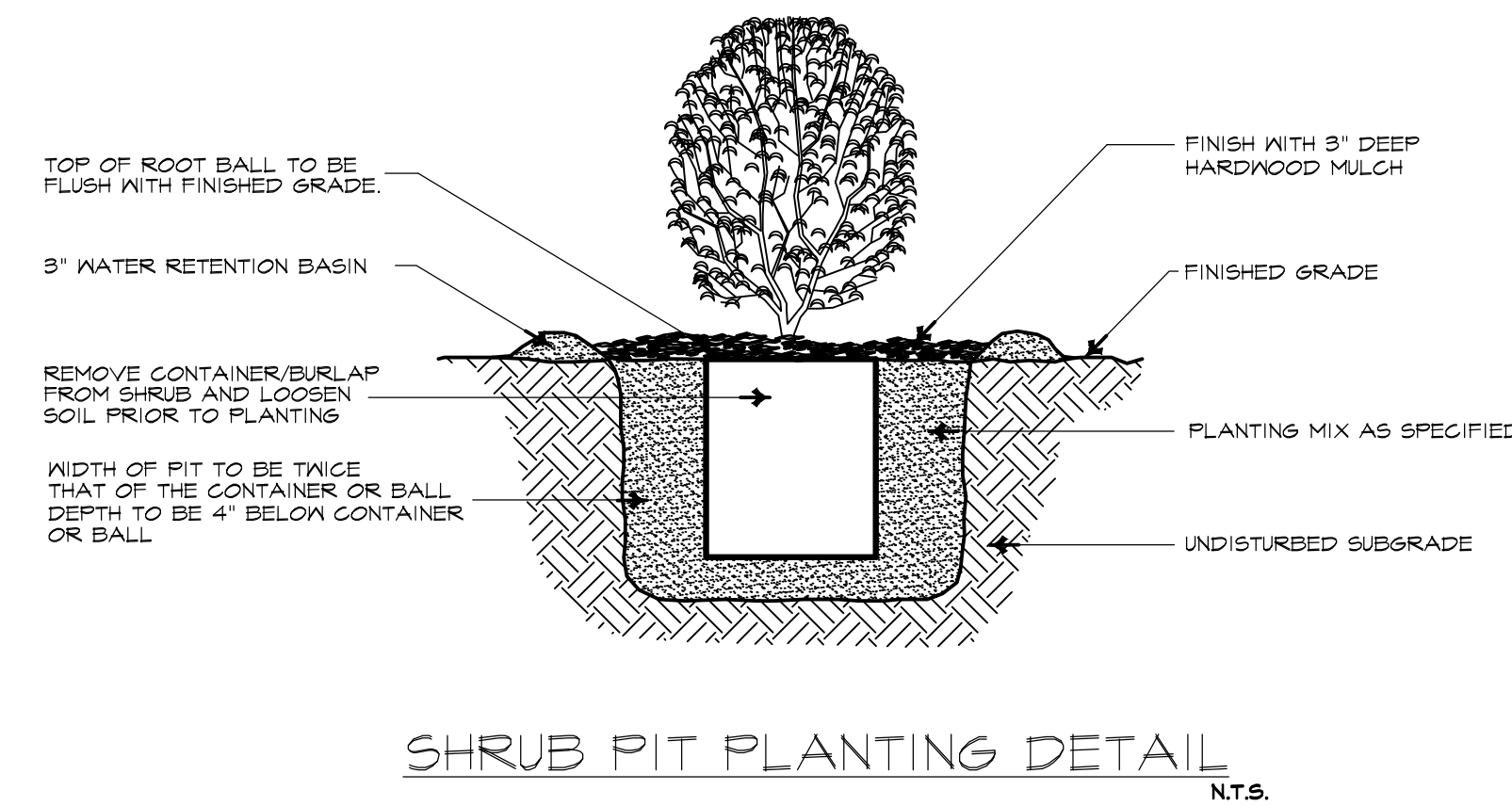
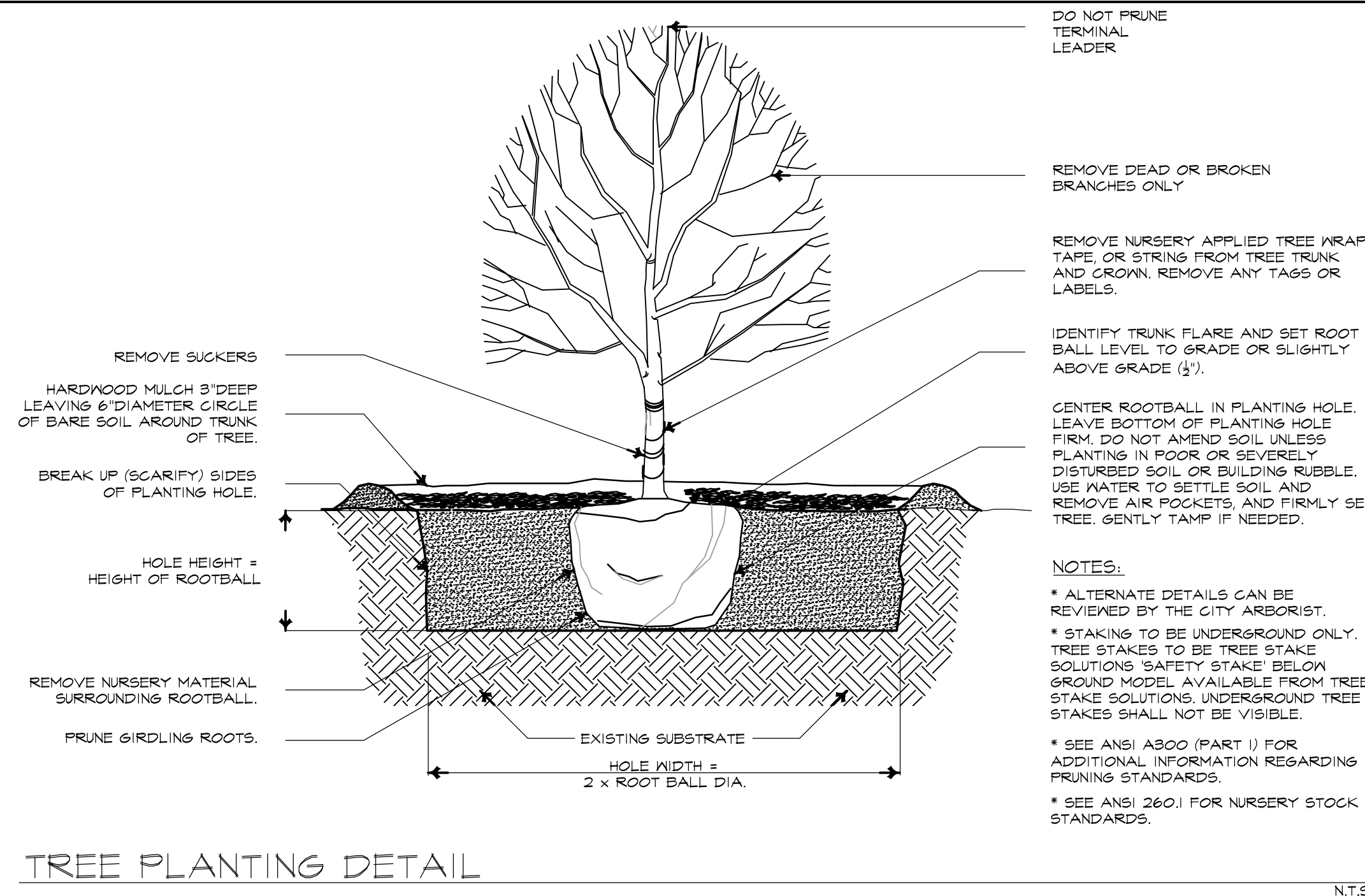
- Any changes to these approved Irrigation drawings shall be authorized by the Development Services Landscape Architect.
- Contact Development Services for Irrigation permit prior to installing the irrigation system.
- Irrigation overspray on streets and walks is prohibited.
- Mainlines, valves, or control wires shall not be located in the R.O.M.
- ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
- Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
- The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
- Irrigation heads that run parallel and near public water and sanitary sewer lines, shall be fed from stubbed laterals or bull-heads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
- No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

MAINTENANCE STANDARDS

- The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
- Landscape and open areas shall be free of trash, litter and weeds.
- All trees and shrubs shall be maintained in accordance with the Engineering Design Standards - Public R.O.M. Visibility Requirements.
- Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
- Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.

LANDSCAPE ARCHITECT STATEMENT:

1. "I, Robert Pilgrim being a landscape architect attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown."



LANDSCAPE TABULATIONS - PHASE I			REQUIRED	PROVIDED
Overall landscape percentage			20%	20%
Lot 2R, Block 1				417,486 s.f.
Lot 2, Block 1				18,387 s.f.
Total site area (Lot 2R, Block 1 + Lot 2, Block 1)				435,873 s.f.
Total site landscaping			87,175 s.f.	87,940 s.f.
Street landscape buffer			25'	25'
Length of street frontage				791'
Trees (30' o.c.)			25	29
Shrubs (3' o.c.)			244	255
Off-street loading screen			No	No
Visibility triangles			Yes	Yes
Parking Lot Screening (from adjacent streets)				
Length of parking lot adjacent to public or private street				322'
Landscape options			Option I-Vegetative screening (3' o.c.)	
Shrubs			108	123
Parking lot screening (perimeter)				
Length of property line adjacent to parking lot				454'
Landscape Options			5' perimeter landscape strip with trees (35' o.c.) and shrubs (3' o.c.)	
Shrubs			318	450
Trees			28	28
Parking lot landscaping (interior)			10,856 s.f.	16,045 s.f.

LARGE TREES				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE & CONDITION
58	(+)	<i>Quercus virginiana</i>	Live Oak	4" caliper, 14' Ht./ 8' spread
1	(Y)	<i>Quercus virginiana</i>	Live Oak	12" caliper, multi-trunk, 3 trunks, 22' Ht./14' spread LA selects specimen.
149	(+)	<i>Ulmus crassifolia</i>	Cedar Elm	4" caliper, 12'-14' Ht./ 5' spread, straight trunk

ORNAMENTAL TREES				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE & CONDITION
4	(O)	<i>Cercis canadensis</i> var. <i>texana</i>	Red Bud, Texas	8-10' Ht./6' spread
10	(O)	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia, Little Gem	8' Ht./4' spread, 3" caliper, full, bushy to ground, specimen

SHRUBS				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
1,826	(Np)	<i>Ilex cornuta</i> 'Needle point'	Holly, Needle Point	5 gallon, 18" Ht./15" spread
35	(Nf)	<i>Ilex x 'Nelle R. Stevens'</i>	Holly, Nelle R. Stevens	7 gallon, 3' Ht. pyramidal form, 24" at base/matching specimens
162	(Ts)	<i>Leucophyllum frutescens</i> 'Compacta'	Sage, Texas	5 gallon, 24" Ht./20" spread

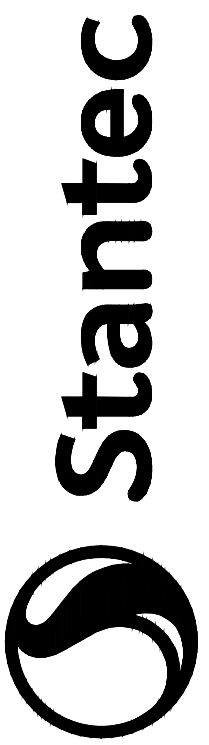
ORNAMENTAL GRASSES / GROUNDCOVERS				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
4,525 s.f.	(G)	<i>Eragrostis curvula</i>	Lovegrass	1 gallon at 16" o.c.
3,460 s.f.	(G)	<i>Liriope muscari</i>	Liriope	4" pots at 8" o.c.
465 s.f.	(G)	<i>Stipa tenuissima</i>	Mex. Feathergrass	1 gallon at 16" o.c.
22,500 s.f.	(G)	<i>Evonymus fortunei</i> radicans	Purple-leaf Wintercreeper	1 gallon at 12" o.c.

TURF GRASS				
QUANTITY	CALLOUT	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
45,000 s.f.	(G)	<i>Cynodon dactylon</i>	Common Bermuda	Solid sod

MISCELLANEOUS		
QUANTITY	CALLOUT	DESCRIPTION
3,300	(G)	L.F. Steel edge 1/8" x 4" with 12" stakes, black in color
49,000	(G)	SF 2" bed preparation as per specifications

LANDSCAPE TABULATIONS - PHASE II			REQUIRED	PROVIDED
Overall landscape percentage			20%	20%
Lot 3, Block 1				291,245 s.f.
Billboard Tract				1,747 s.f.
Total site area (Lot 3, Block 1 - Billboard Tract)				289,498 s.f.
Total site landscaping			57,900 s.f.	58,768 s.f.
Street landscape buffer			25'	25'
Length of street frontage				236'
Trees (30' o.c.)			8	8
Shrubs (3' o.c.)			79	79
Off-street loading screen			No	No
Visibility triangles			Yes	Yes
Parking Lot Screening (from adjacent streets)				
Length of parking lot adjacent to public or private street				218'
Landscape options			Option I-Vegetative screening (3' o.c.)	
Shrubs			73	78
Parking lot screening (perimeter)				
Length of property line adjacent to parking lot				813'
Landscape Options			5' perimeter landscape strip with trees (35' o.c.) and shrubs (3' o.c.)	
Shrubs			271	404
Trees			24	28
Parking lot landscaping (interior)			11,444 s.f.	17,043 s.f.

LANDSCAPE SPECIFICATIONS AND DETAILS



12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
www.stantec.com
TBP# F-1019229
TBP# F-1019229

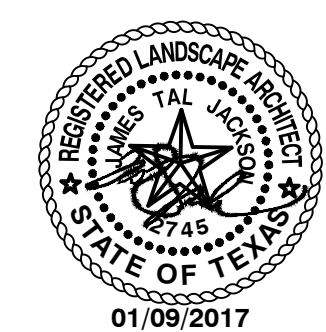
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Issued By: YYMM.GD
Appd: YYMM.GD
Revision

A DEVELOPMENT OF:



FOURTEEN555 OFFICE
DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TEXAS



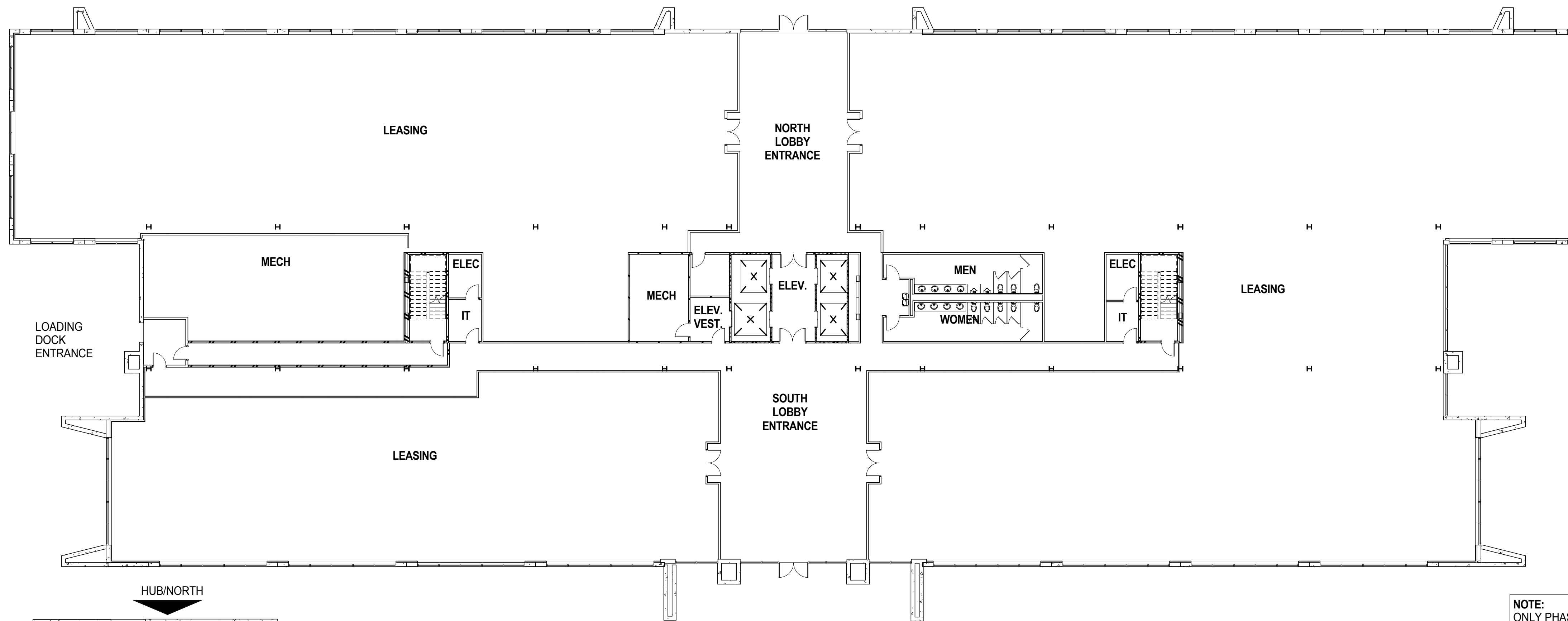
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Dwn Chkd. Dsgn. YYMM.GD

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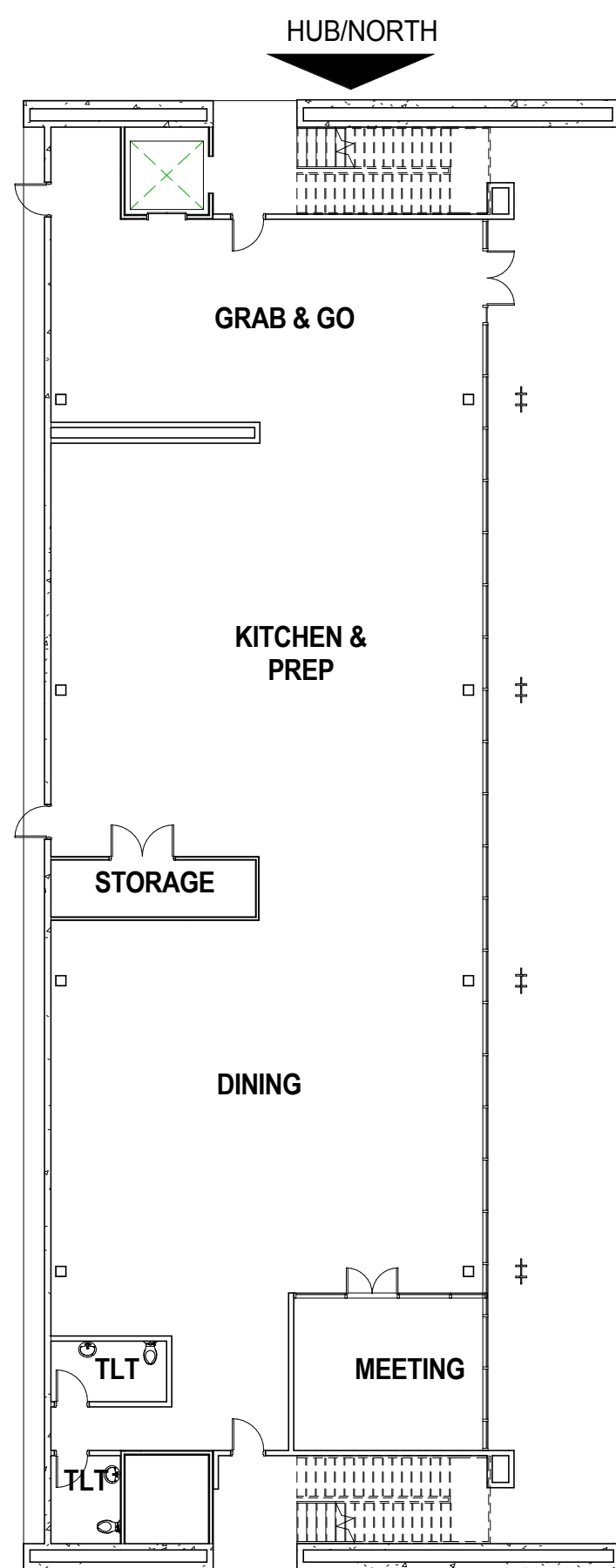
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OFFICE/ NORTH -PHASE I
SOUTH - PHASE II



OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II



HUB/NORTH

OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

01 FLOOR PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

NOTE:
ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN
FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

HUB/WEST

HUB/EAST



HUB/SOUTH

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PD-2 - FLOOR PLAN - LEVEL 1



16400 N. Dallas Parkway Suite150 - Dallas, TX 75248



8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

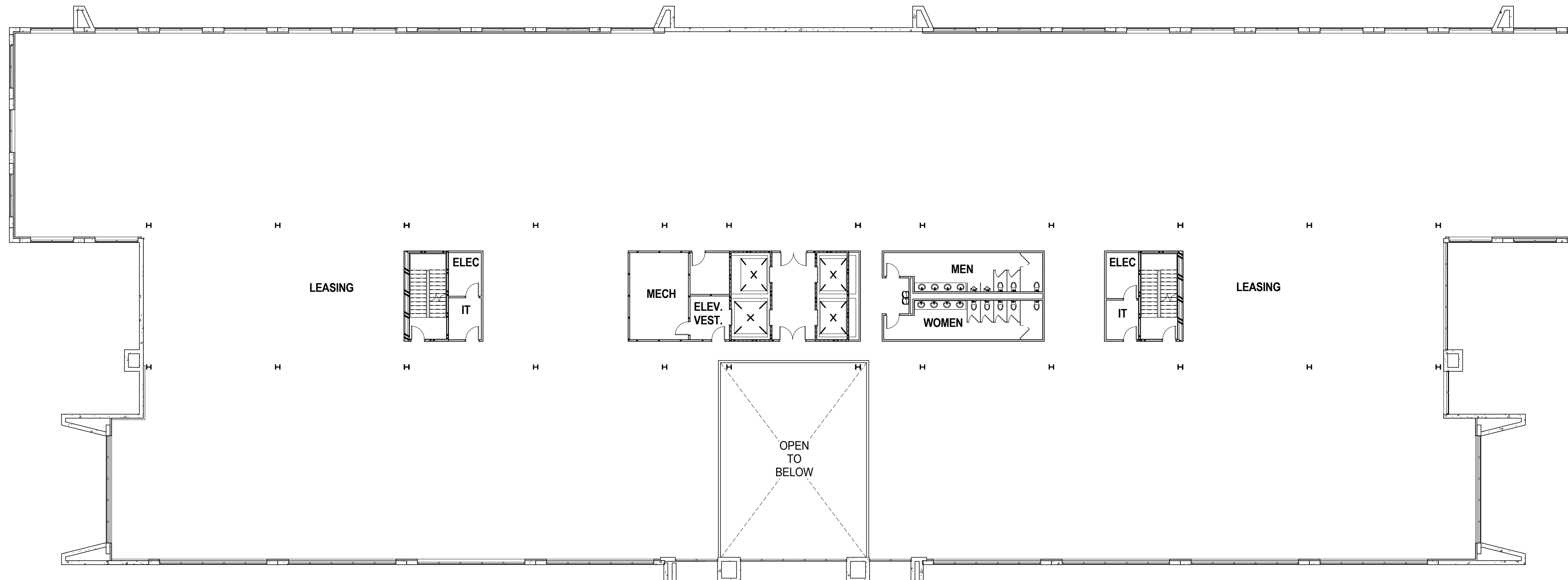
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II

OFFICE/ WEST -
PHASE I & PHASE II

OFFICE/ EAST -
PHASE I & PHASE II



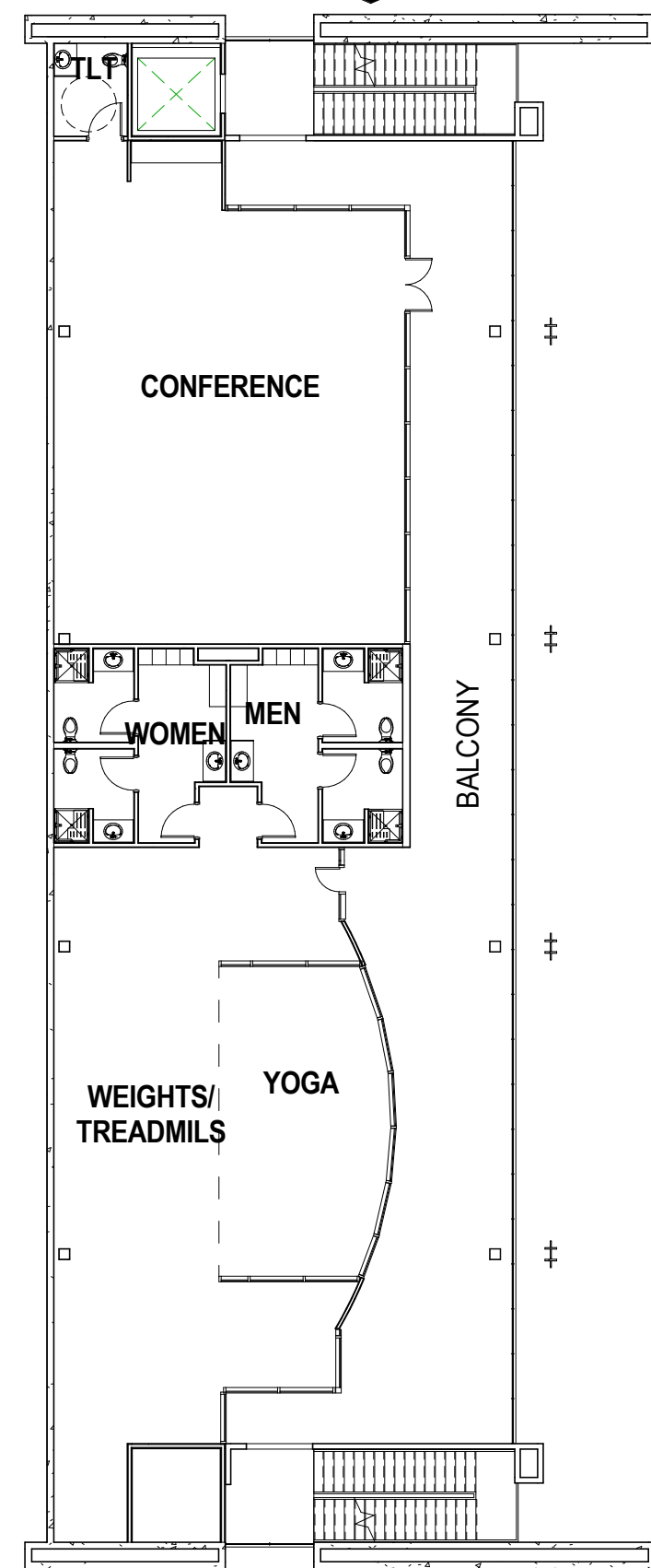
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IMAGE OF PHASE I.

02 FLOOR PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"

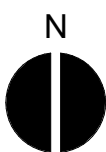
OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

HUB/NORTH



HUB/WEST

HUB/EAST



HUB/SOUTH

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PD-3 - FLOOR PLAN - LEVEL 2



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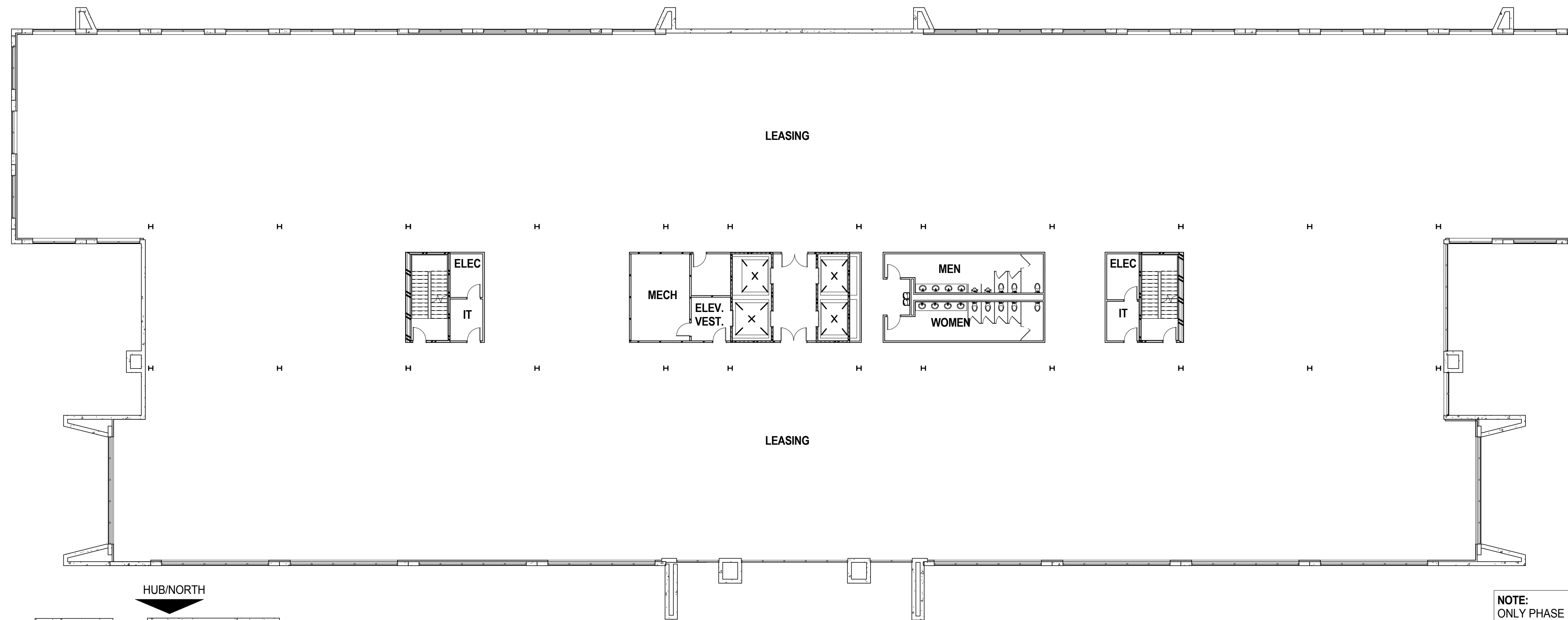
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Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II



OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II

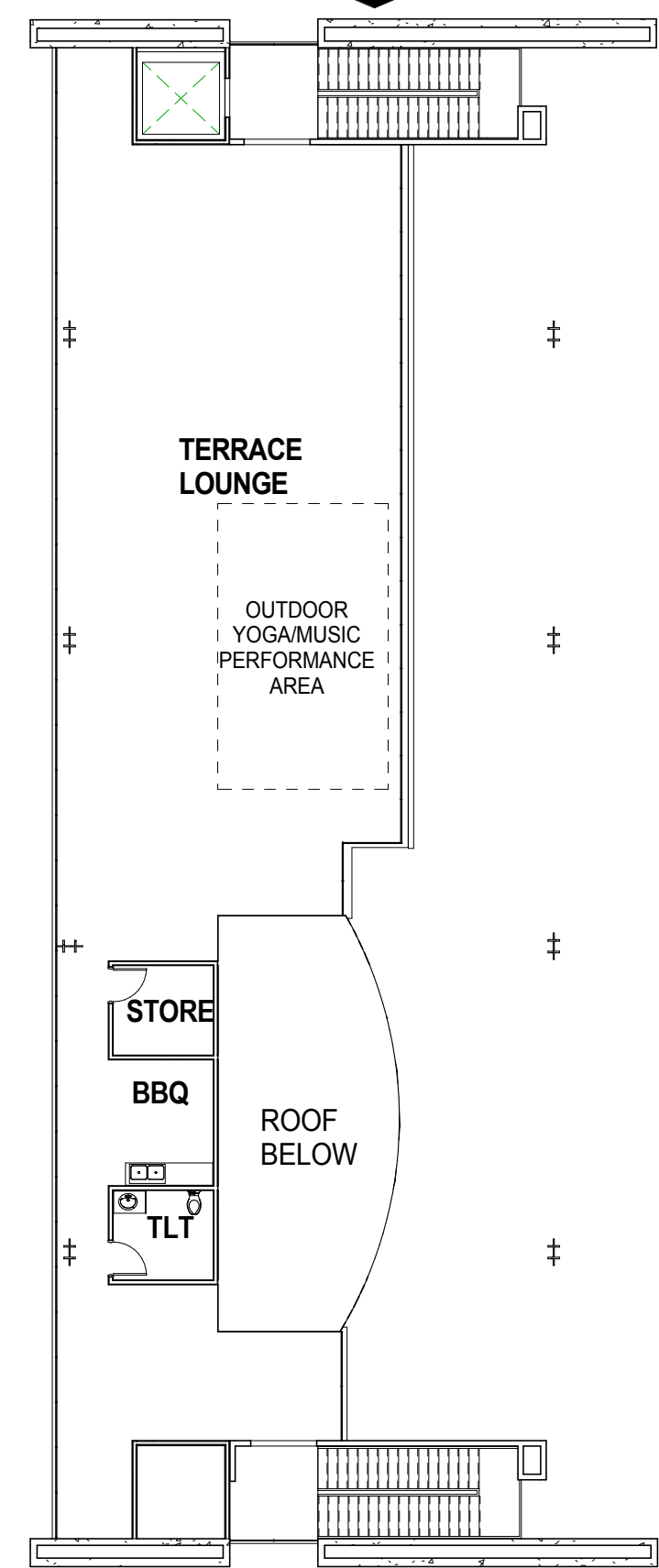
HUB/NORTH

OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

NOTE:
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FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

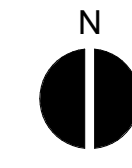
01 FLOOR PLAN - LEVEL 3

SCALE: 1/16" = 1'-0"



HUB/WEST

HUB/EAST



HUB/SOUTH

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PD-4 - FLOOR PLAN - LEVEL 3



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S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

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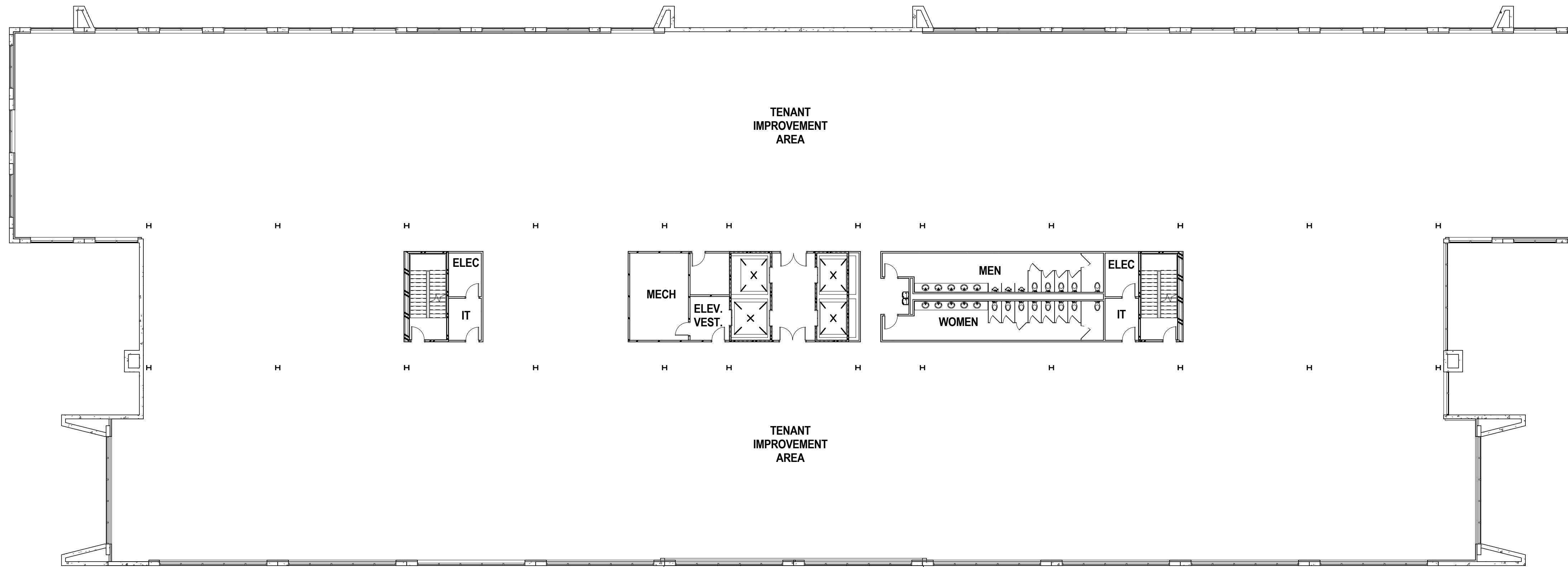
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OFFICE/ NORTH -PHASE I
SOUTH - PHASE II

OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II

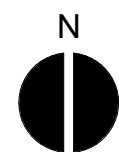
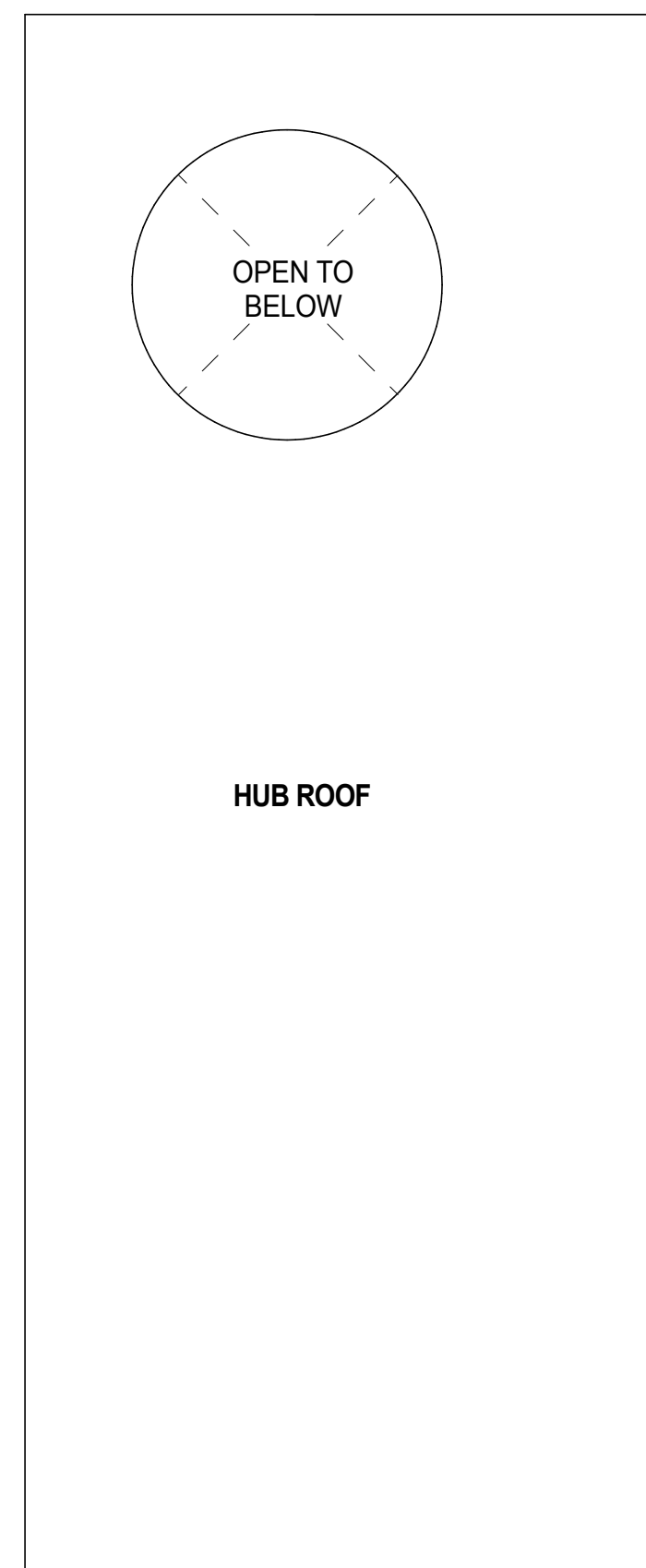


OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

01 FLOOR PLAN - LEVEL 4

SCALE: 1/16" = 1'-0"

NOTE:
ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN
FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.



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PD-5 - FLOOR PLAN - LEVEL 4

CAWLEY PARTNERS
REAL ESTATE INVESTORS
16400 N. Dallas Parkway Suite150 - Dallas, TX 75248

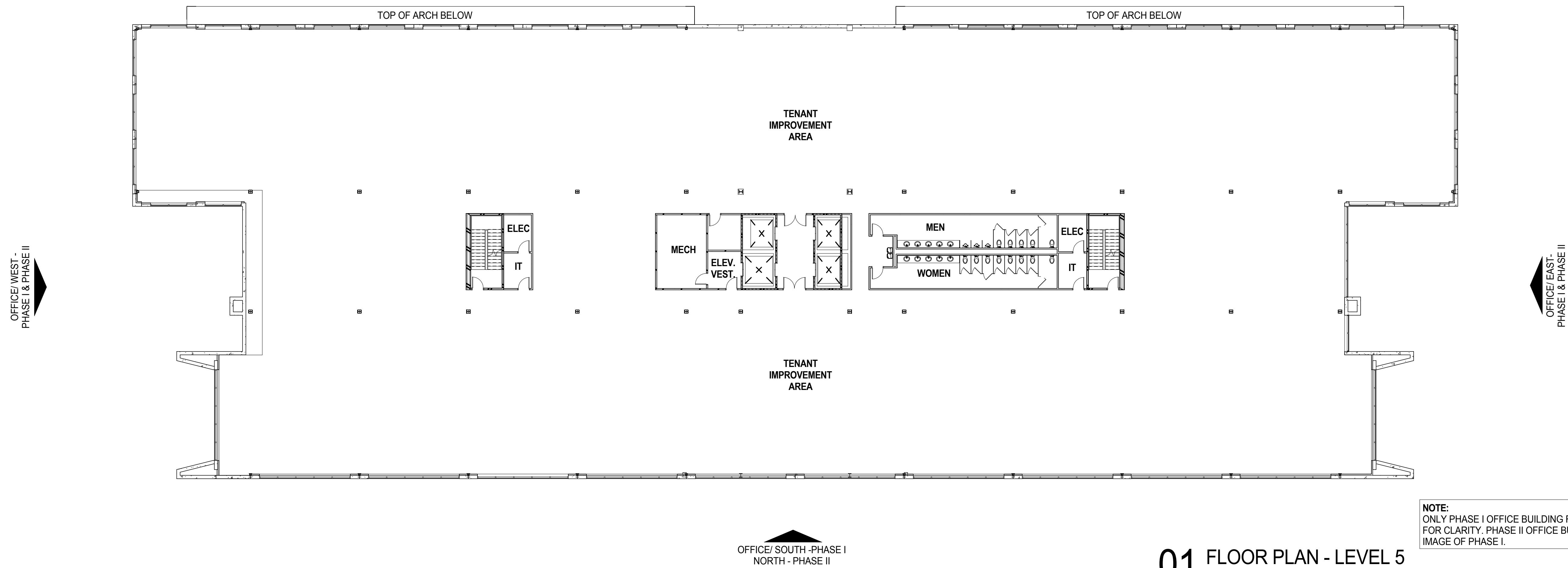
BOKA Powell
8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
Reg. No.: 7206
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Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

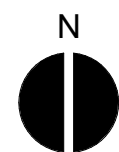
OFFICE/ NORTH -PHASE I
SOUTH - PHASE II



NOTE:
ONLY PHASE I OFFICE BUILDING FLOOR PLAN IS SHOWN FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR IMAGE OF PHASE I.

01 FLOOR PLAN - LEVEL 5

SCALE: 1/16" = 1'-0"



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

PD-6 - FLOOR PLAN - LEVEL 5

CAWLEY PARTNERS
REAL ESTATE INVESTORS
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8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
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Andrew Bennett
Reg. No.: 18129

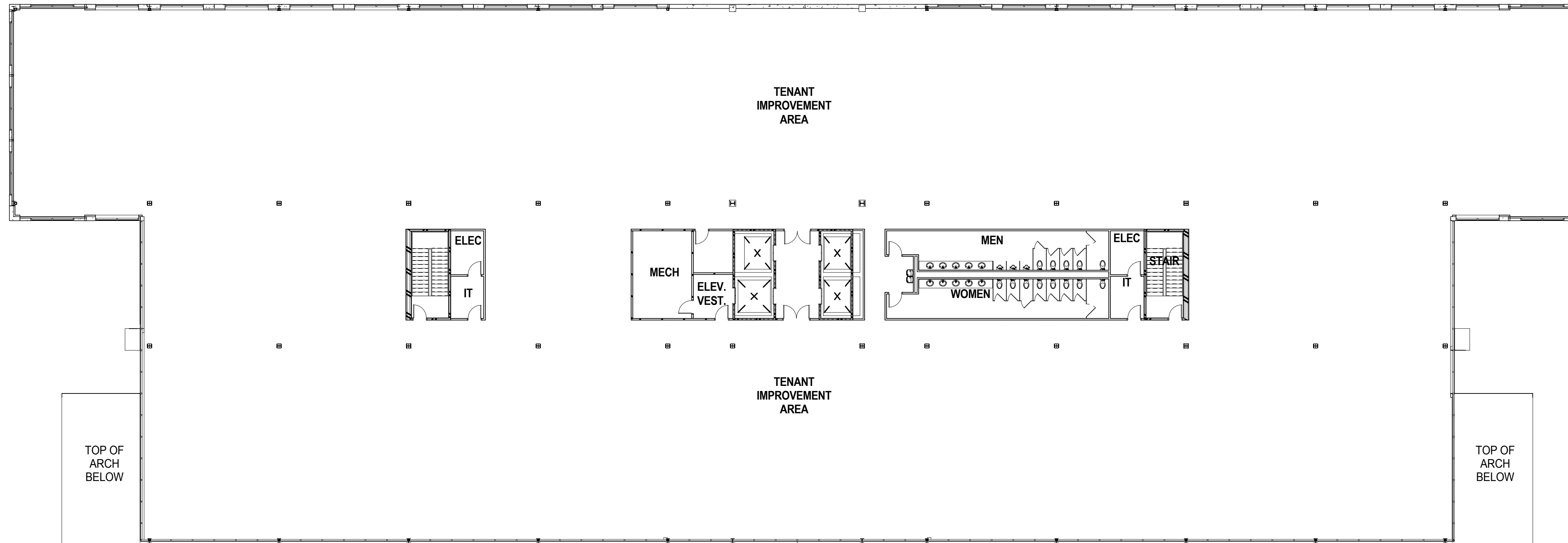
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100

OFFICE/ NORTH -PHASE I
SOUTH - PHASE II

OFFICE/WEST -
PHASE I & PHASE II

OFFICE/EAST -
PHASE I & PHASE II

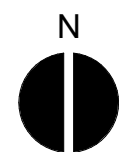


OFFICE/ SOUTH -PHASE I
NORTH - PHASE II

NOTE:
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FOR CLARITY. PHASE II OFFICE BUILDING TO BE MIRROR
IMAGE OF PHASE I.

01 FLOOR PLAN - LEVEL 6

SCALE: 1/16" = 1'-0"



FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY TOWN OF ADDISON, TX.

CAWLEY PARTNERS
REAL ESTATE INVESTORS
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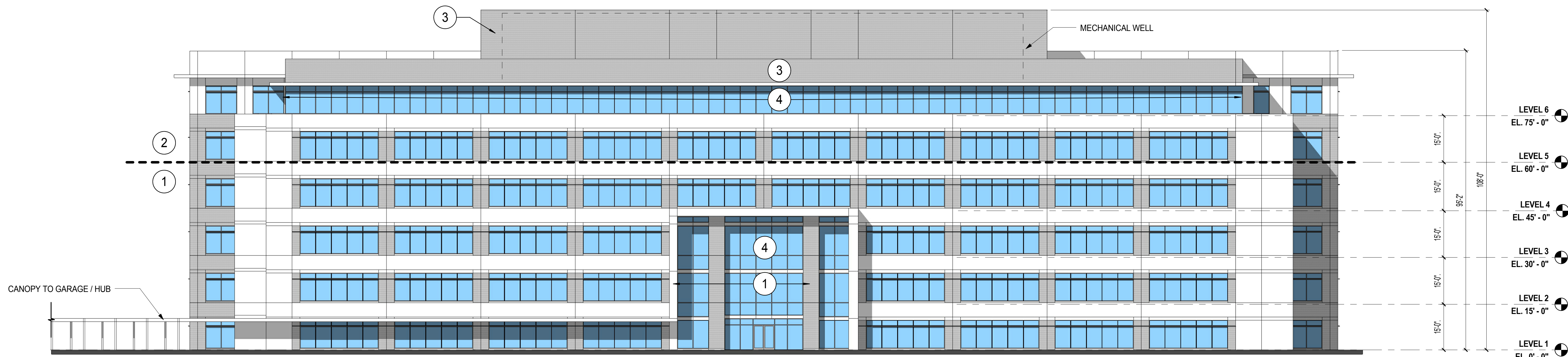
BOKA Powell
8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

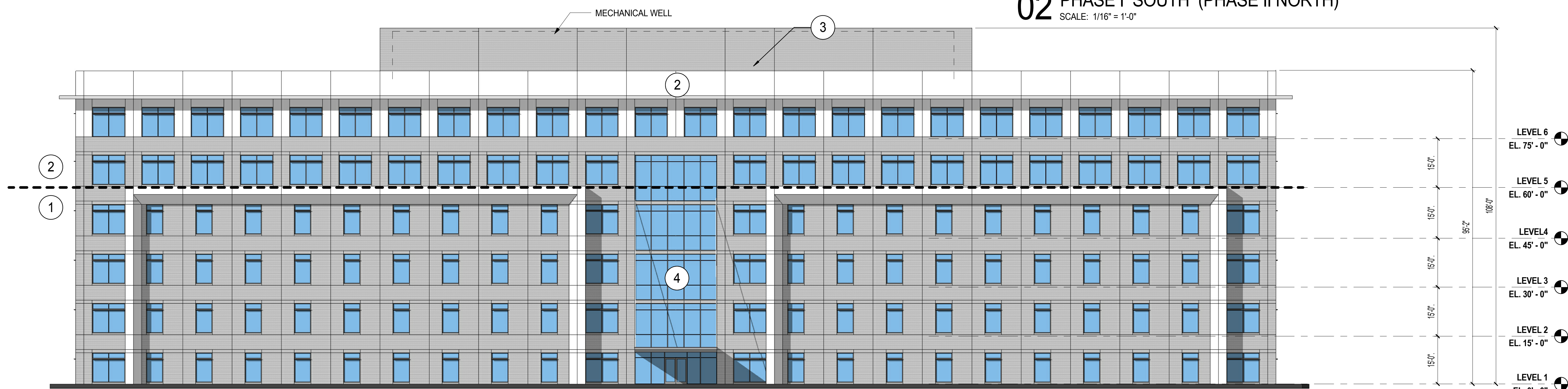
PD-7 - FLOOR PLAN - LEVEL 6

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

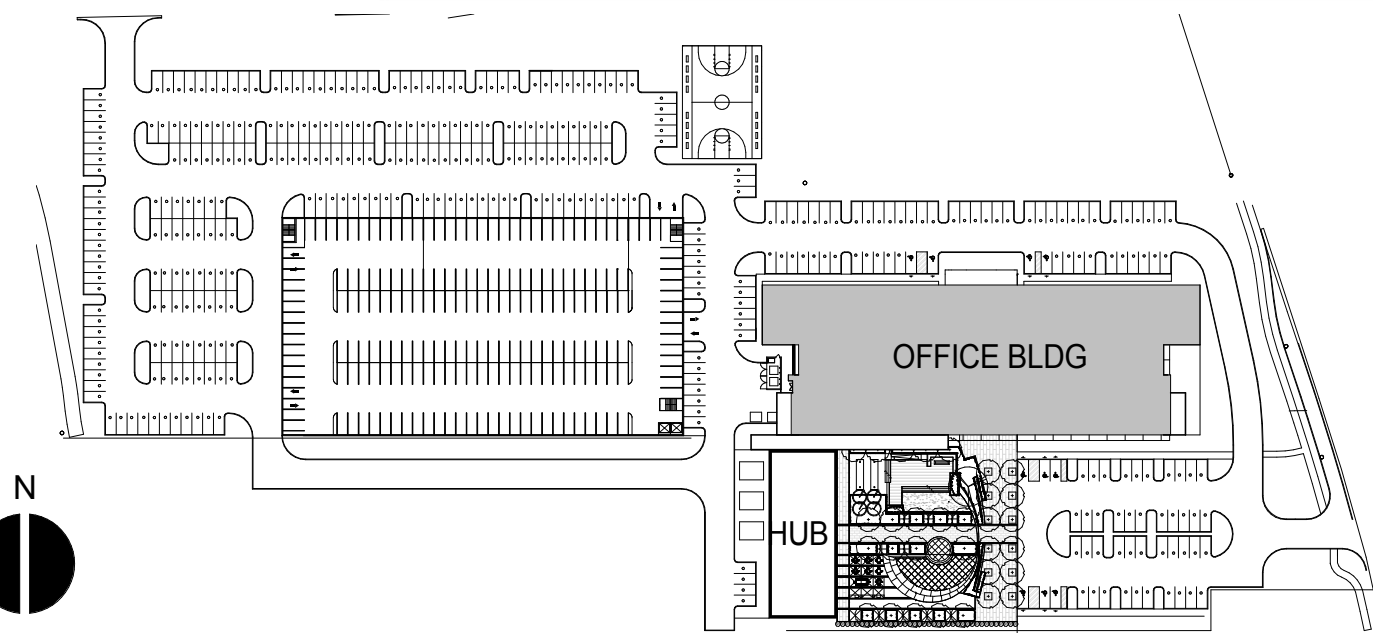
01.09.2016
Project No.:
16133.100



**02 OFFICE ELEVATION -
PHASE I SOUTH (PHASE II NORTH)**
SCALE: 1/16" = 1'-0"



**01 OFFICE ELEVATION -
PHASE I NORTH (PHASE II SOUTH)**
SCALE: 1/16" = 1'-0"



PHASE I PORTION OF SITE PLAN SHOWN FOR CLARITY

BUILDING MATERIALS - OFFICE

- ① PAINTED STUCCO CONCRETE PANELS
- ② STUCCO FINISH EXTERIOR SKIN
- ③ CORRUGATED METAL PANEL
- ④ ALUMINUM CURTAIN WALL SYSTEM

FACADE PLAN 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.

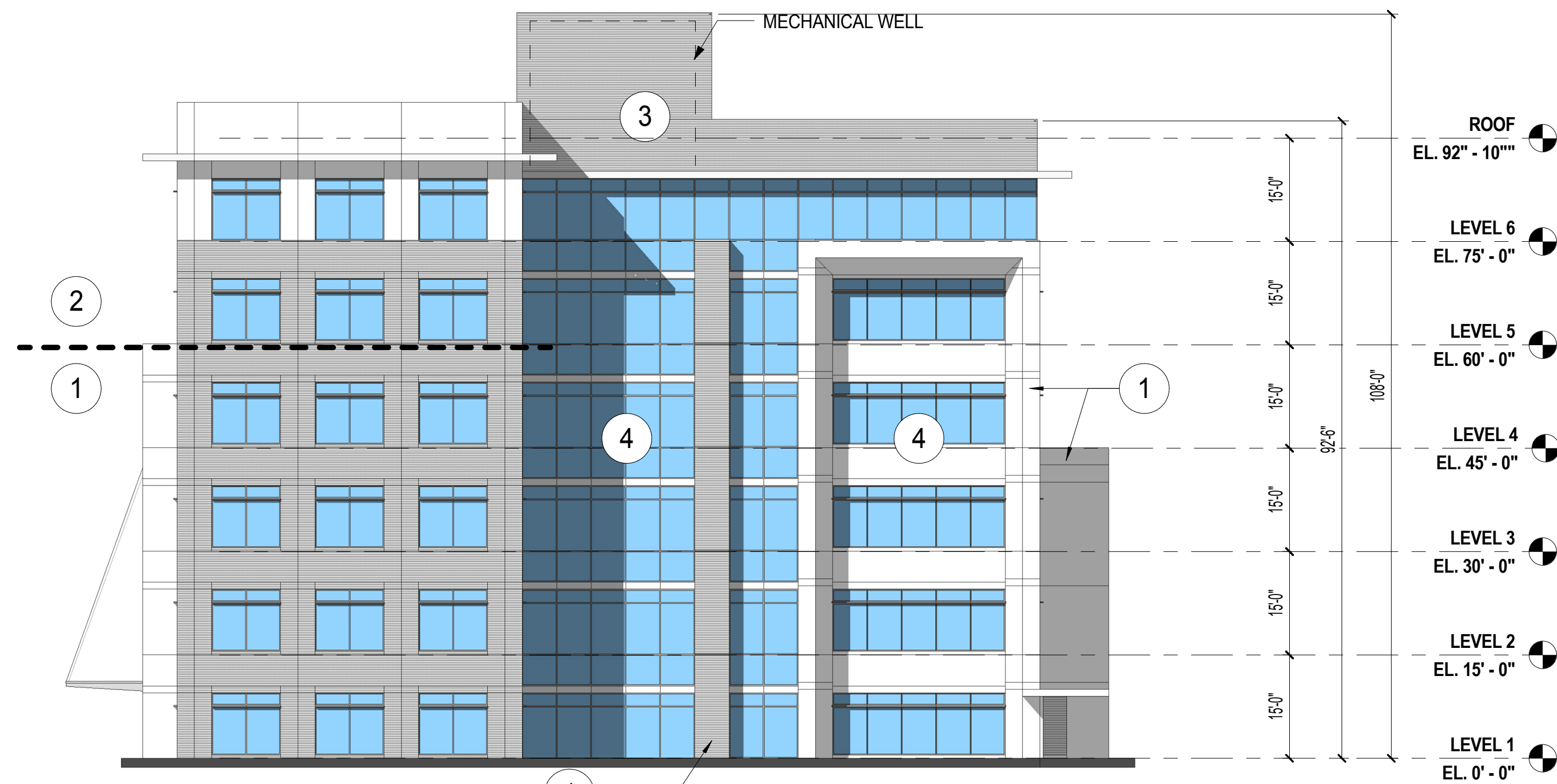
Elevation	East		West		South		North		Total	
	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%
1 Concrete panel-stucco	3,000	23.75%	3,000	23.75%	20,010	51.83%	20,400	54.46%	46,410	45.80%
2 Exterior panel-stucco	3,637	28.79%	3,637	28.79%	9,024	23.37%	12,537	33.47%	28,835	28.46%
3 Metal Panel	945	7.48%	945	7.48%	4,684	12.13%	2,788	7.44%	9,362	9.24%
4 Aluminum curtain wall glazing	5,050	39.98%	5,050	39.98%	4,889	12.66%	1,737	4.64%	16,726	16.51%
Total	12,632		12,632		38,607		37,462		101,333	

CAWLEY PARTNERS
REAL ESTATE INVESTORS
16400 N. Dallas Parkway Suite 150 - Dallas, TX 75248

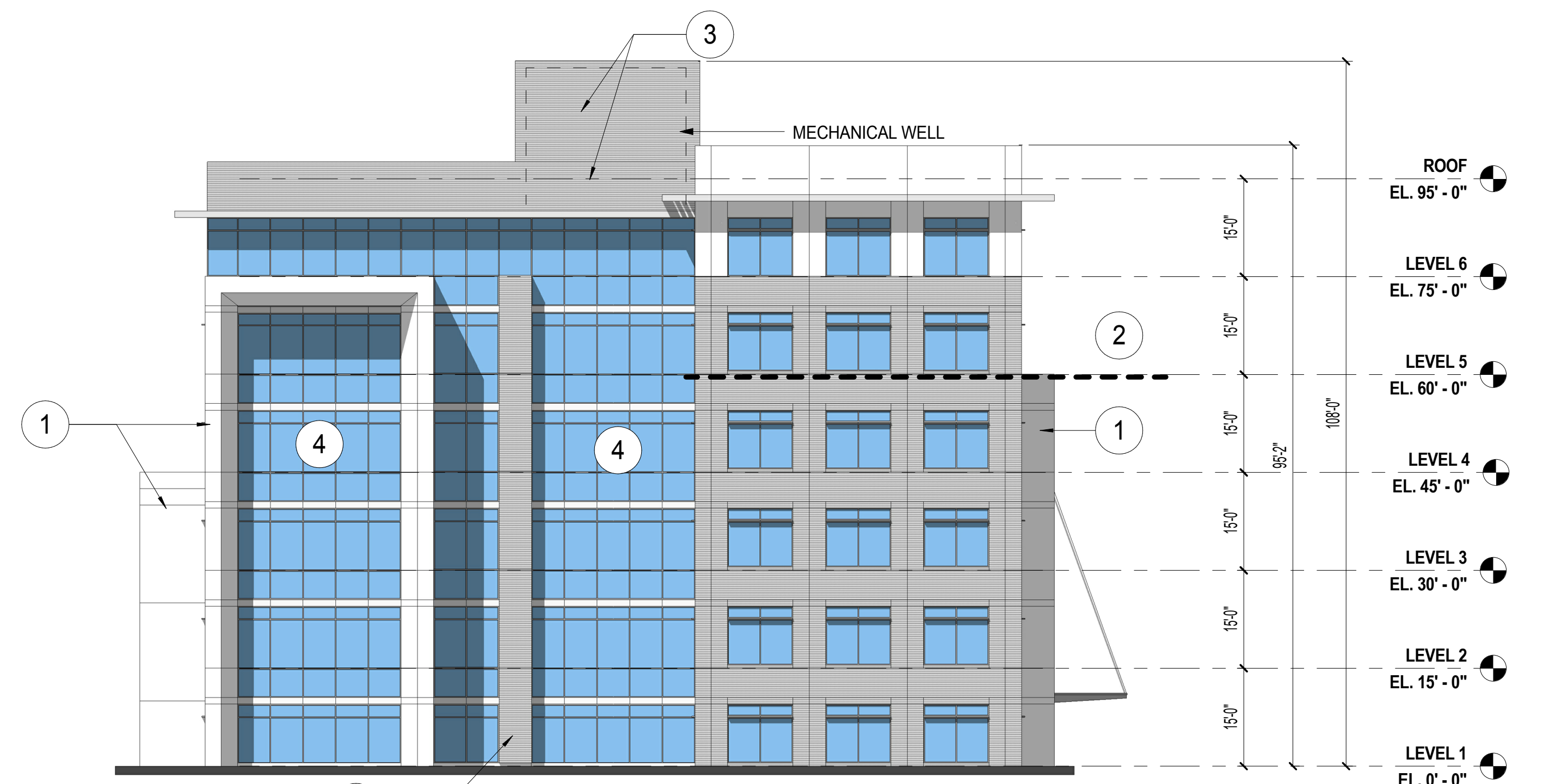
BOKA Powell
8070 Park Lane, Suite 300
Dallas, Tx. 75231

Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

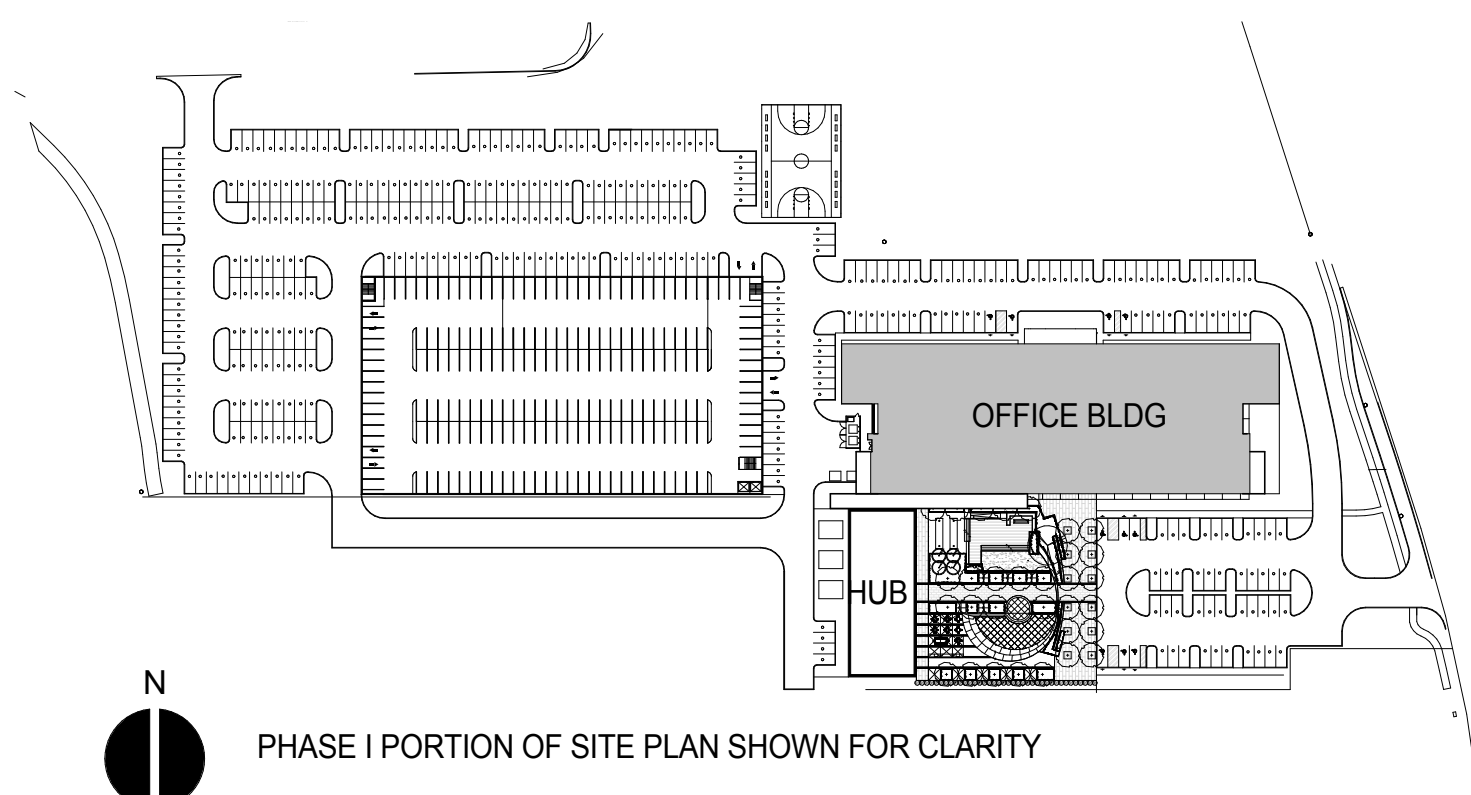
PD-8 - OFFICE ELEVATIONS
S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX
01.09.2016
Project No.: 16133.100



02 OFFICE ELEVATION - WEST (PHASE I & PHASE II)
SCALE: 1/16" = 1'-0"



01 OFFICE ELEVATION - EAST (PHASE I & PHASE II)
SCALE: 1/16" = 1'-0"



BUILDING MATERIALS - OFFICE

- 1 PAINTED STUCCO CONCRETE PANELS
- 2 STUCCO FINISH EXTERIOR SKIN
- 3 CORRUGATED METAL PANEL
- 4 ALUMINUM CURTAIN WALL SYSTEM

FACADE PLAN NOTES

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FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX.

Elevation	East		West		South		North		Total	
	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%
1 Concrete panel-stucco	3,000	23.75%	3,000	23.75%	20,010	51.83%	20,400	54.46%	46,410	45.80%
2 Exterior panel-stucco	3,637	28.79%	3,637	28.79%	9,024	23.37%	12,537	33.47%	28,835	28.46%
3 Metal Panel	945	7.48%	945	7.48%	4,684	12.13%	2,788	7.44%	9,362	9.24%
4 Aluminum curtain wall glazing	5,050	39.98%	5,050	39.98%	4,889	12.66%	1,737	4.64%	16,726	16.51%
Total	12,632		12,632		38,607		37,462		101,333	

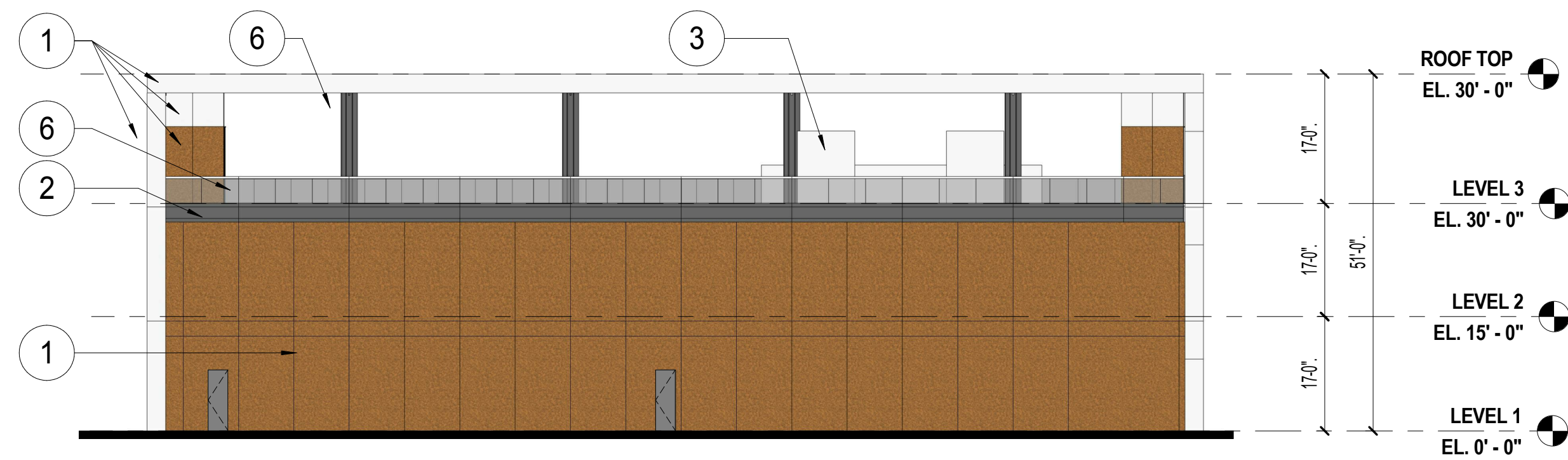


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Reg. No.: 18129

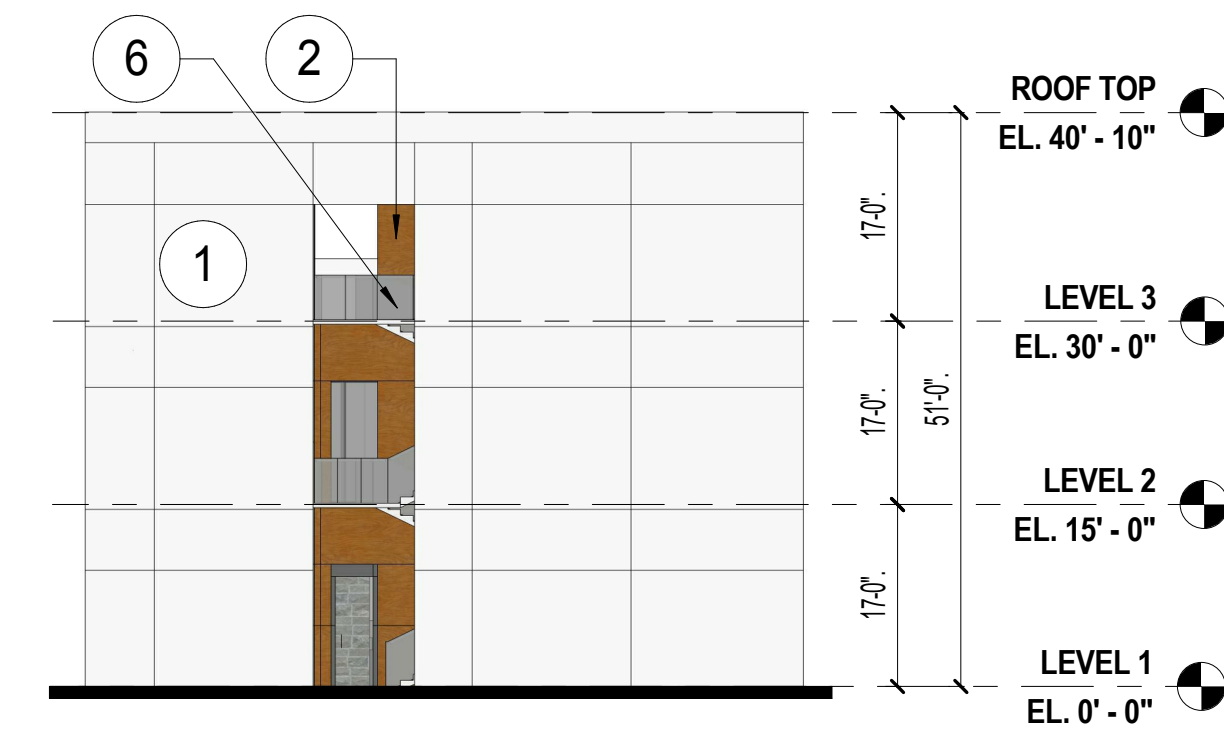
PD-9 - OFFICE ELEVATIONS

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

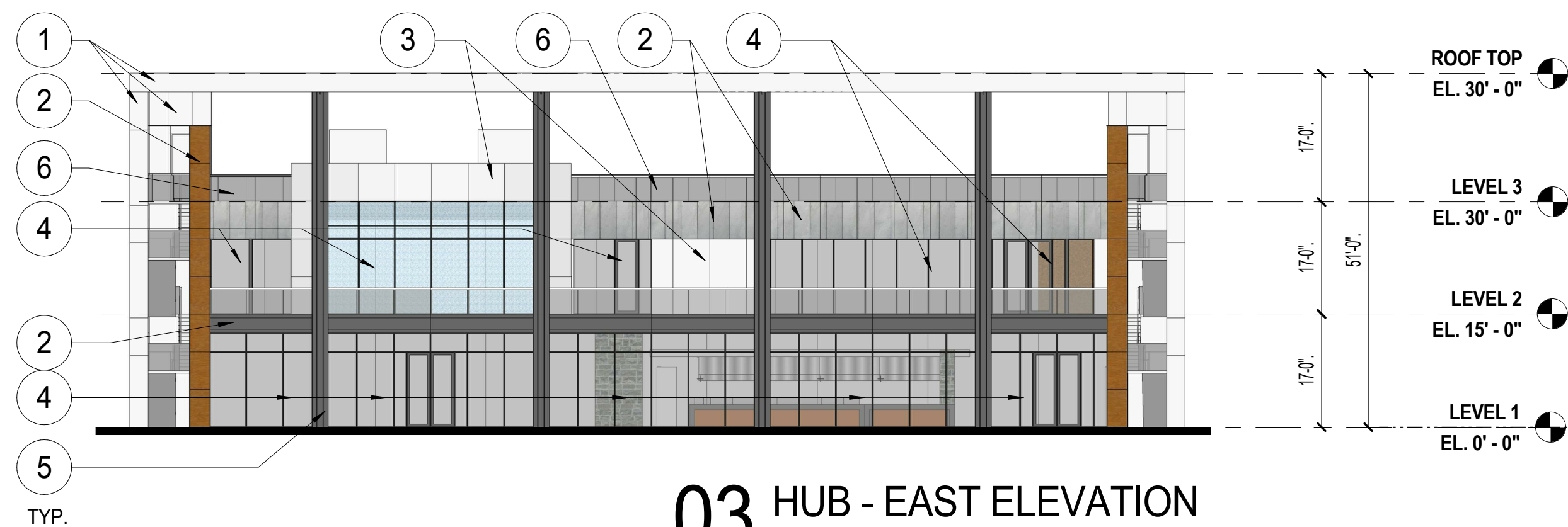
01.09.2016
Project No.:
16133.100



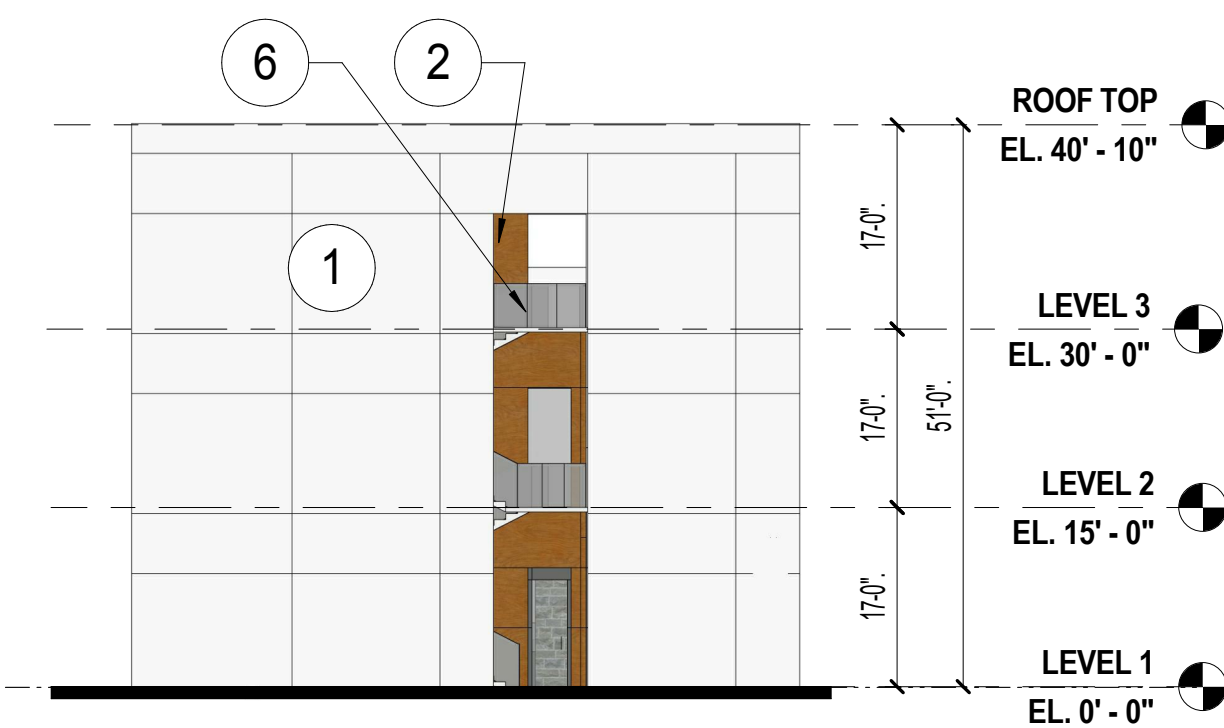
04 HUB - WEST ELEVATION
SCALE: 1/16" = 1'-0"



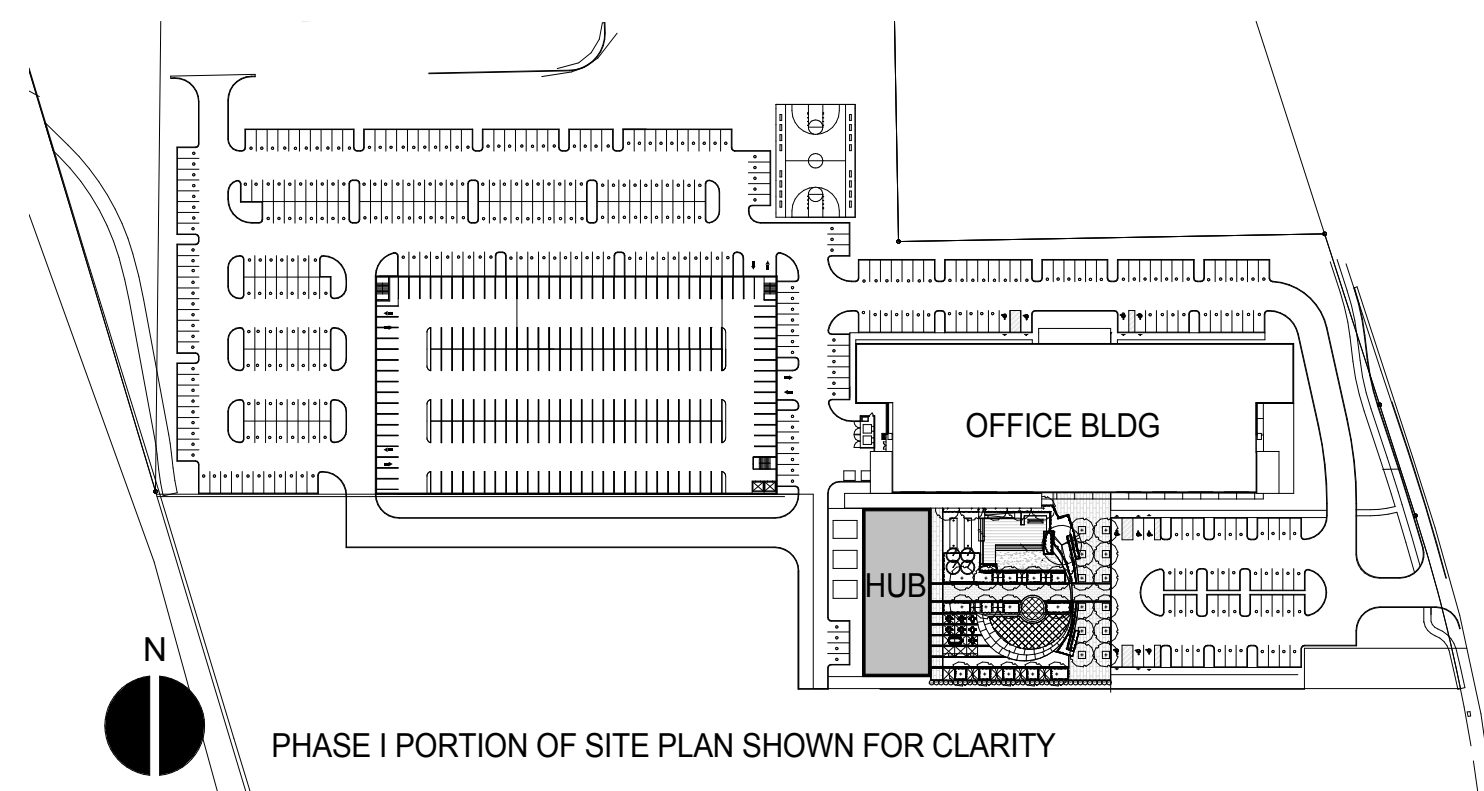
02 HUB - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



03 HUB - EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 HUB - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING MATERIALS - HUB

- 1 CONCRETE PANELS - STUCCO FINISH
- 2 METAL PANEL
- 3 STUCCO
- 4 ALUMINUM WINDOW WALL SYSTEM
- 5 STEEL STRUCTURE - BUILDING EXTENSION (NOT IN MATERIAL CALCULATION)
- 6 GLASS GUARDRAIL (NOT IN MATERIAL CALCULATION)

FACADE PLAN NOTES

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FOURTEEN555 OFFICE - DALLAS NORTH TOLLWAY
TOWN OF ADDISON, TX.

Elevation	East		West		South		North		Total	
	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%	sq.ft	%
1 Concrete panel-Stucco finish	1,663	27%	5,082	90%	2,549	88%	2,549	88%	11,843	67%
2 Metal Panel	932	15%	338	6%	349	12%	349	12%	1,968	11%
3 Stucco	577	9%	250	4%	-	0%	-	0%	827	5%
4 Aluminum window wall glazing	3,045	49%	-	0%	-	0%	-	0%	3,045	17%
Total	6,217		5,670		2,898		2,898		17,683	



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PD-10 - HUB ELEVATIONS

S. FINLEY EWING JR. ADDITION
LOTS 2R & 3, BLOCK 1
CITY PROJECT NO. SP2016-XXX

01.09.2016
Project No.:
16133.100