

AMLI ADDISON PROGRAM

UNIT	DESCRIPTION	NET SQ. FT.	NO.	TOTAL SQ. FT.
E1	EFFICIENCY	548	18	9,864
E2	EFFICIENCY	634	07	4,438
A1	ONE BED / ONE BATH	725	32	23,200
A2	ONE BED / ONE BATH	732	40	29,280
A3	ONE BED / ONE BATH	744	64	47,616
A4	ONE BED / ONE BATH	830	30	24,900
A5	ONE BED / ONE BATH	851	14	11,914
A6	ONE BED / ONE BATH	894	40	35,760
A7	ONE BED / ONE BATH / STUDY	945	02	1,890
A8	ONE BED / ONE BATH	980	04	3,920
A9	ONE BED / ONE BATH / STUDY	990	01	990
C1	TWO BED / TWO BATH	1,137	50	56,850
C2	TWO BED / TWO BATH	1,188	6	7,128
C3	TWO BED / TWO BATH	1,200	27	32,400
C4	TWO BED / TWO BATH	1,220	14	17,080
TOTAL APARTMENT UNITS			349	307,230
UNIT AVERAGE		880		
NUMBER OF BEDS			446	
LEASING / OFFICE / FITNESS / BUSINESS CENTER / MAIL / R.R.				5,600 +/-

PARKING REQUIRED			
BEDROOM CLASS	PARKING RATIO	NO. OF UNITS	TOTAL PARKING
EFFICIENCY	1.0	25 (7.2%)	25
ONE BEDROOM	1.0	227 (65.0%)	227
TWO BEDROOM	2.0	97 (27.8%)	194
TOTAL REQUIRED PARKING		349	446

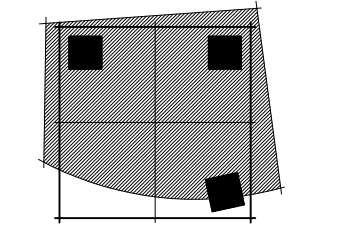
PARKING PROVIDED		
GARAGE PARKING RESIDENTIAL	500 (INCL. 12 H.C. & 2 H.C. VAN)	
GARAGE COMPACT PARKING RESIDENTIAL	36	
ON-STREET PARKING	23	
TOTAL PARKING PROVIDED		559

PARKING / UNIT RATIO	
1.6 SPACES/UNIT	

LAND AREA:	4.9796 AC (216,911 SQ. FT.)
DENSITY:	70.10 UNITS/ACRE
BUILDING GROSS AREA:	
RESIDENTIAL:	432,760 SQ. FT.
PARKING GARAGE:	162,800 SQ. FT.
TOTAL:	589,560 SQ. FT.

AMLI ADDISON

Hensley Lamkin Rachel, Inc.
 ARCHITECTURE AND PLANNING
 SUITE 550
 14881 QUORUM DRIVE
 DALLAS, TEXAS 75254
 PH 972 726-9400
 FAX 972 726-9401



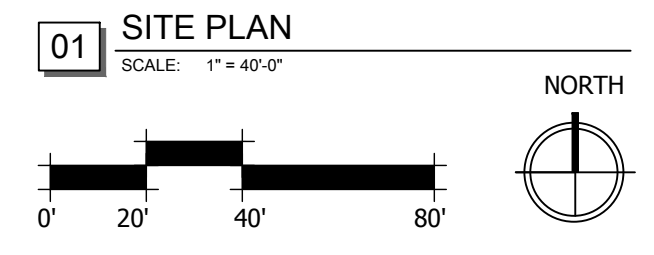
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 TX LICENSE NO. 14373
 PRELIMINARY DRAWING

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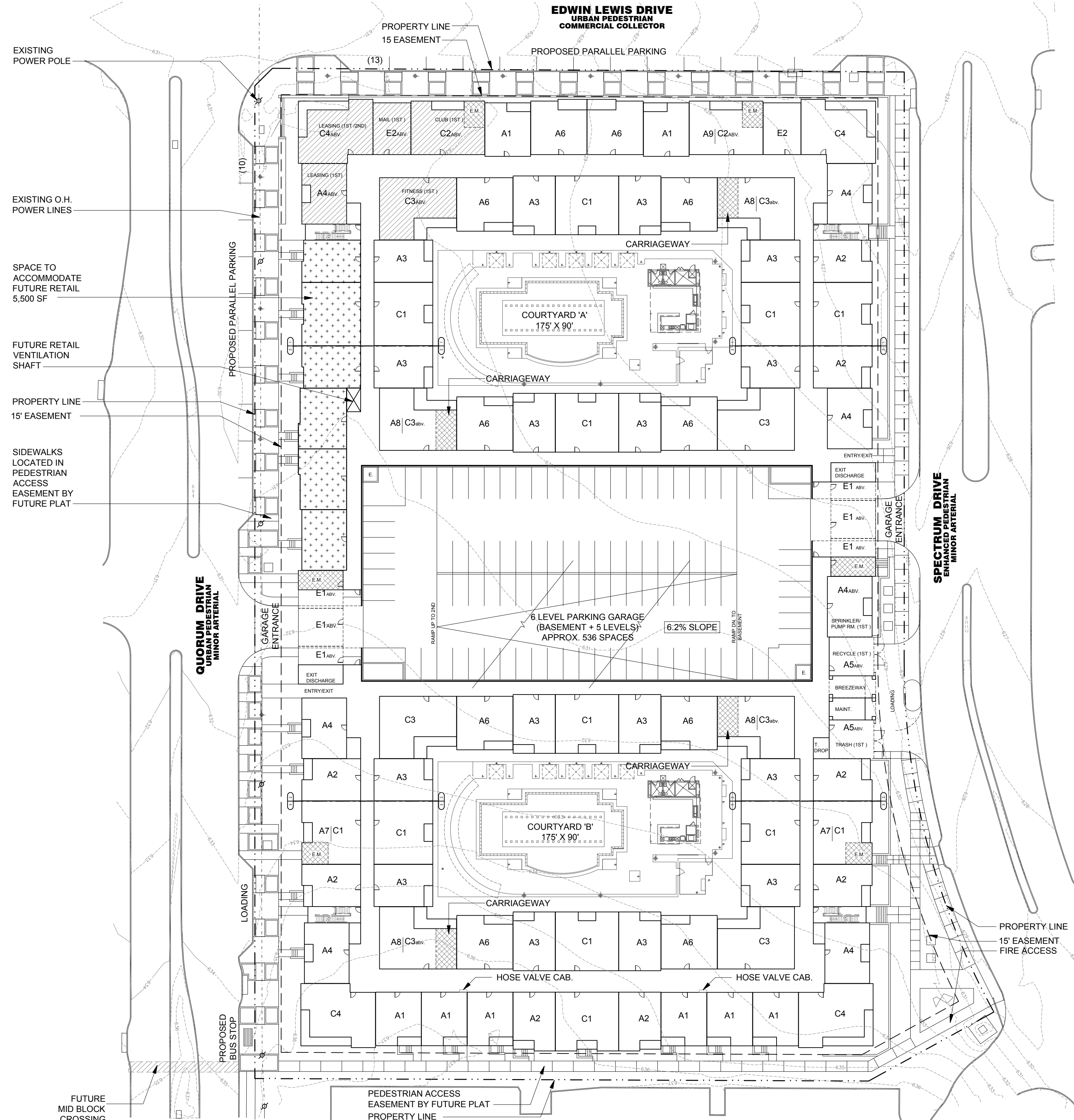
PROJECT MGR: RJC
 DRAWN BY: JWV
 CHECKED BY:
 ZONING SUBMITTAL 12/09/16
 ZONING RE-SUBMITTAL 01/06/17

REVISIONS

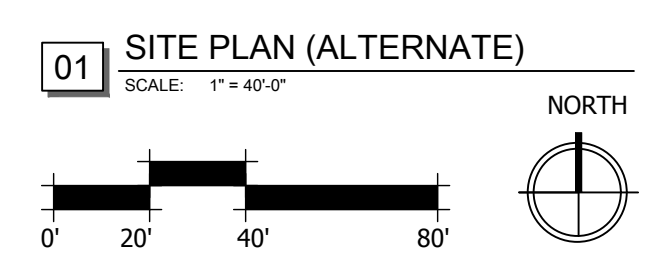


A001
 ZONING
 SITE PLAN

ALTERNATE SITE PLAN AND ELEVATION WITH SPACE TO ACCOMMODATE FUTURE RETAIL



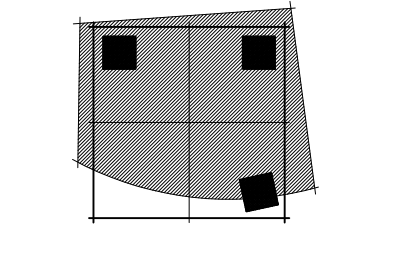
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BUILDING GROSS AREA:				
RESIDENTIAL:		432,760 SQ. FT.		
PARKING GARAGE:		162,800 SQ. FT.		
TOTAL:		595,560 SQ. FT.		



01 QUORUM DR. (WEST) ELEVATION (ALTERNATE)
SCALE: 1" = 20'-0"

AMLI ADDISON
ADDISON, TEXAS

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
SUITE 550
75254
DALLAS, TEXAS
PH 972 726-9401
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PH 972 726-9400



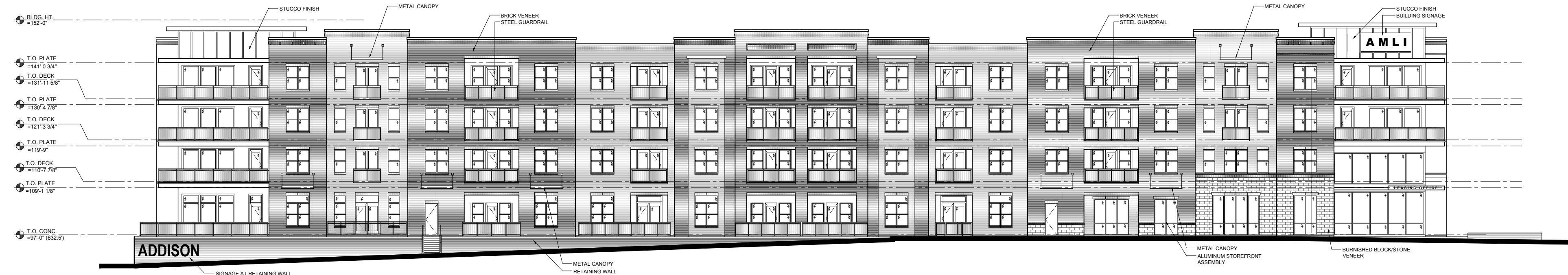
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PROJECT MGR: RJC
DRAWN BY: JWV
CHECKED BY:
ZONING SUBMITTAL
12/09/16
ZONING RE-SUBMITTAL
01/05/17

REVISIONS
--

A001 ALT
ZONING
SITE PLAN ALTERNATE



02 EDWIN LEWIS DR. (NORTH) ELEVATION
 SCALE: 1" = 20'-0"
 95% BRICK/STONE MATERIAL
 5% STUCCO FINISH MATERIAL



01 QUORUM DR. (WEST) ELEVATION
 SCALE: 1" = 20'-0"
 90% BRICK/STONE VENEER
 10% STUCCO FINISH MATERIAL

FACADE CHANGES ON THE GROUND FLOOR CAN BE APPROVED ADMINISTRATIVELY BY ZONING ADMINISTRATOR

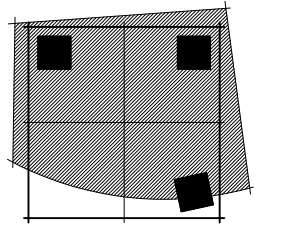
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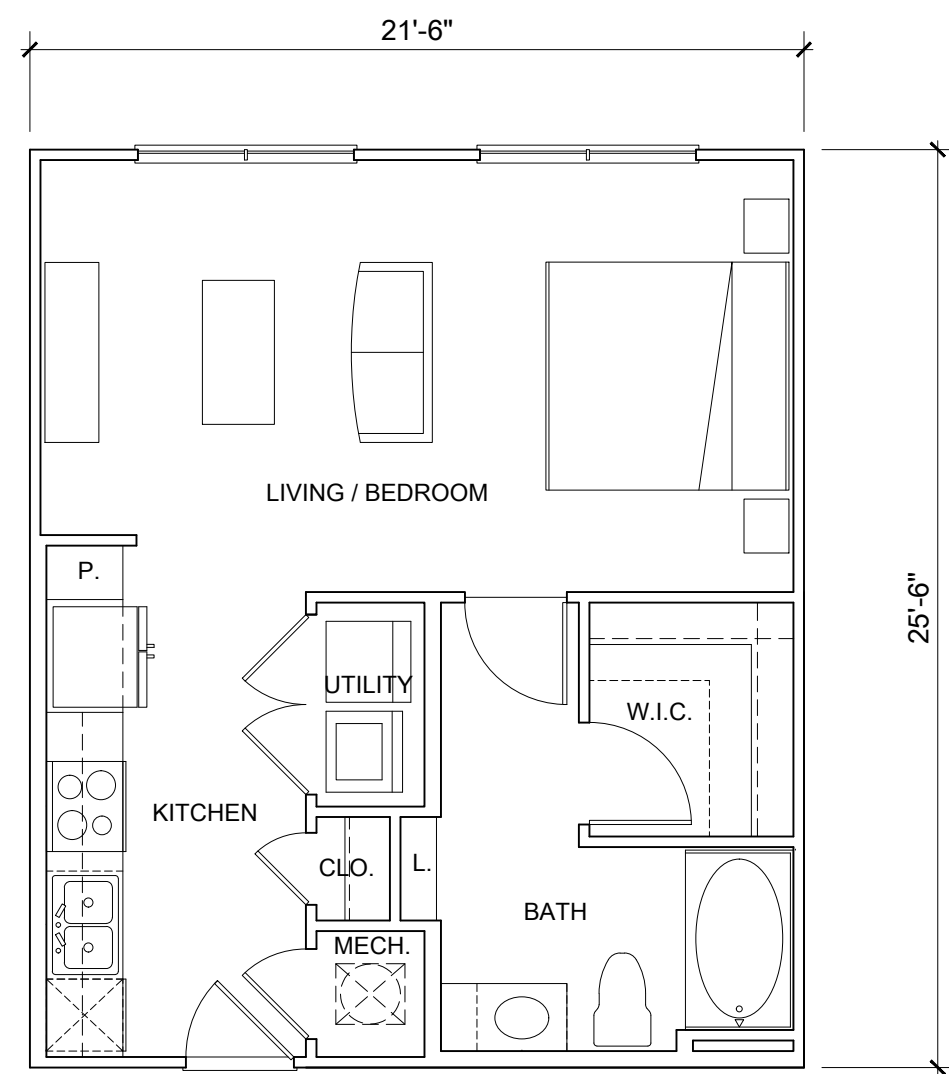
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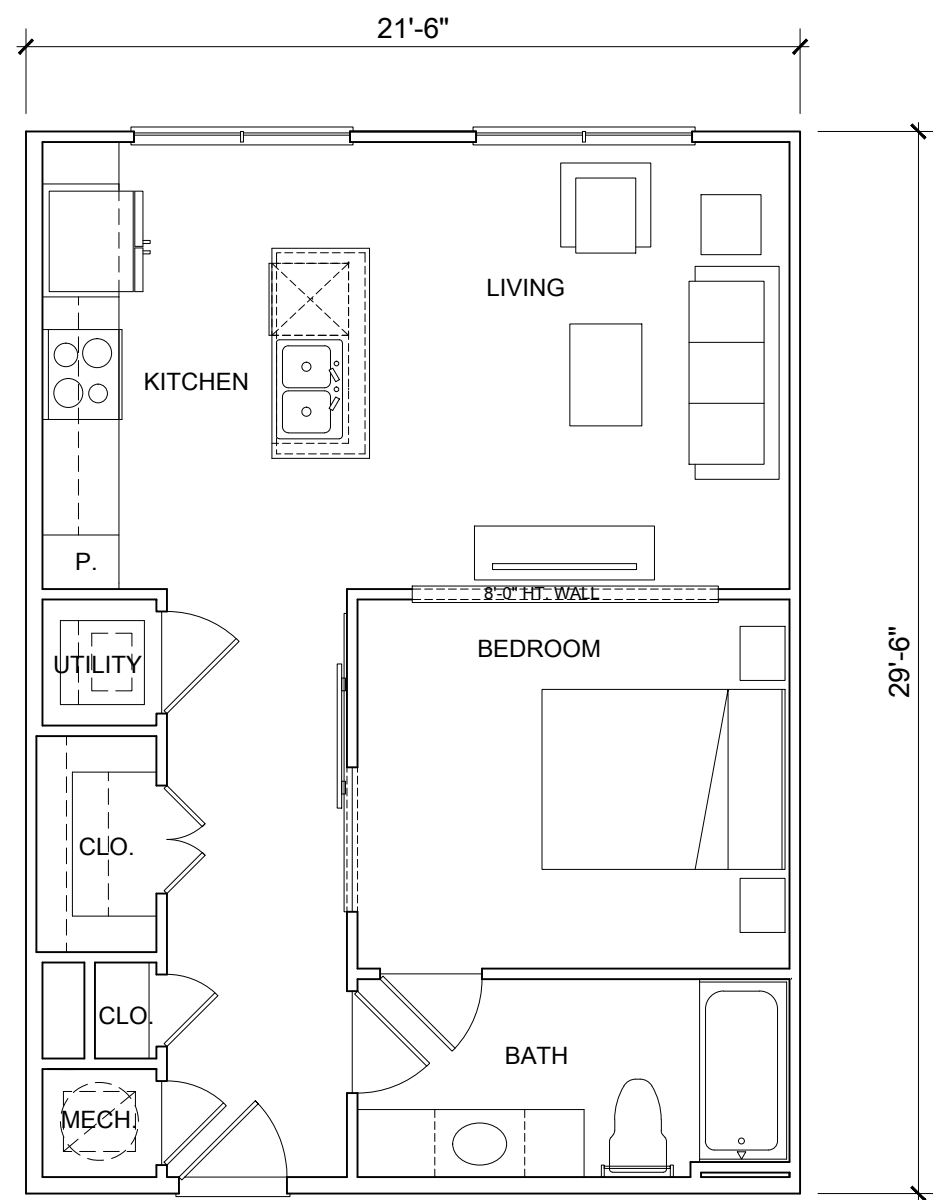
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REVISIONS

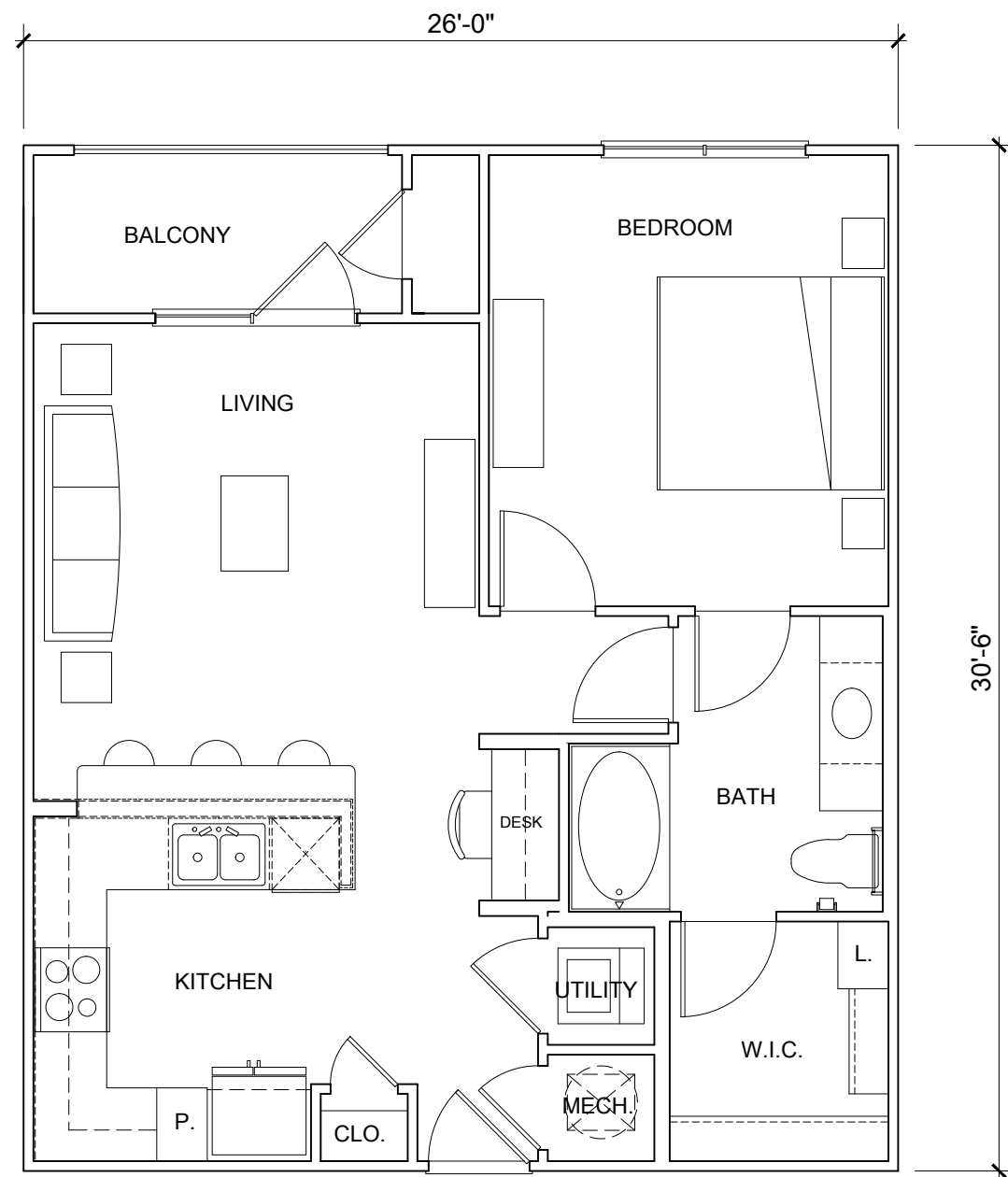
A002-A
 ZONING EXTERIOR ELEVATIONS



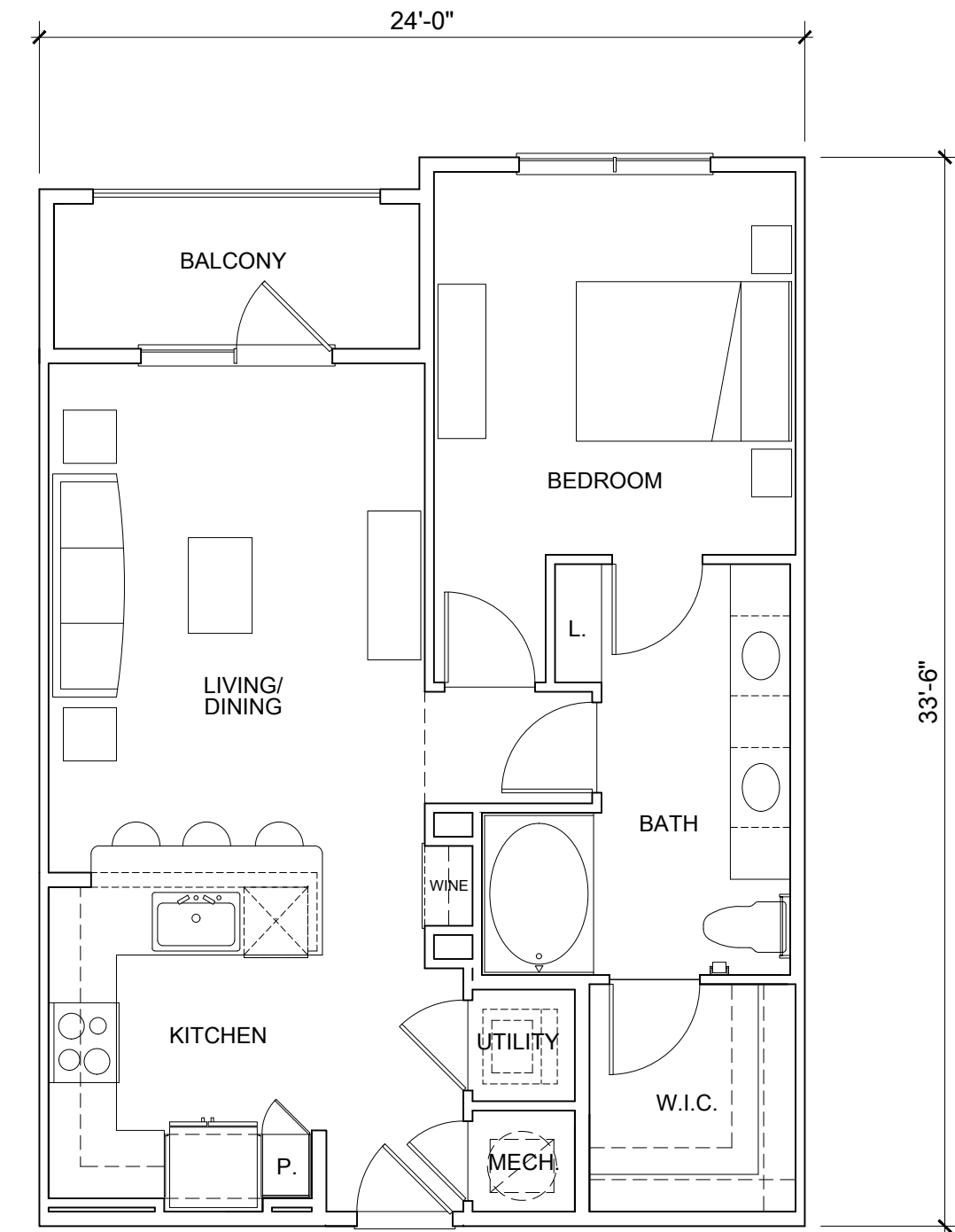
01 UNIT 'E1'
SCALE: 3/16" = 1'-0"
548 N.S.F.



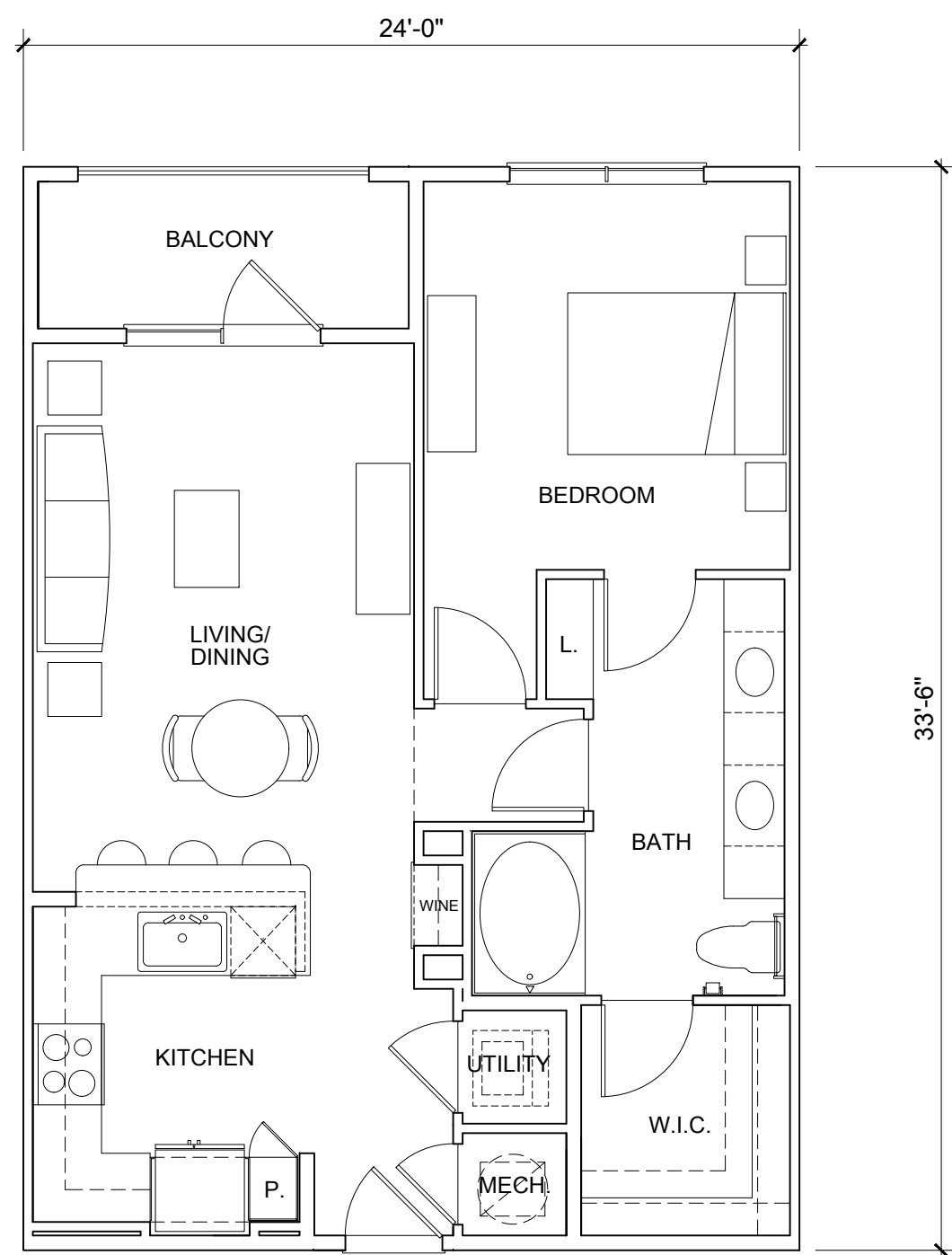
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SCALE: 3/16" = 1'-0"
634 N.S.F.



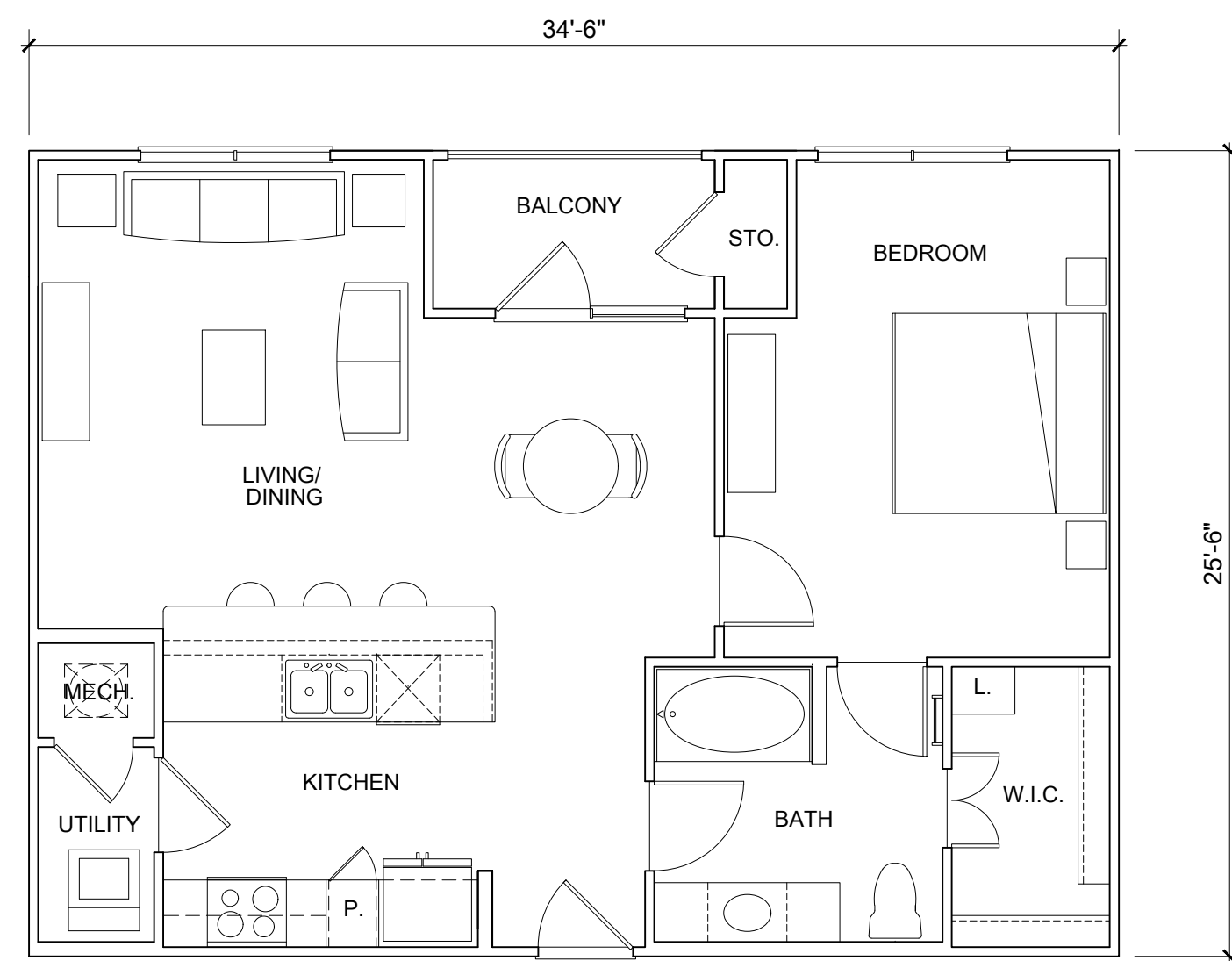
03 UNIT 'A1'
SCALE: 1/4" = 1'-0"
725 N.S.F.



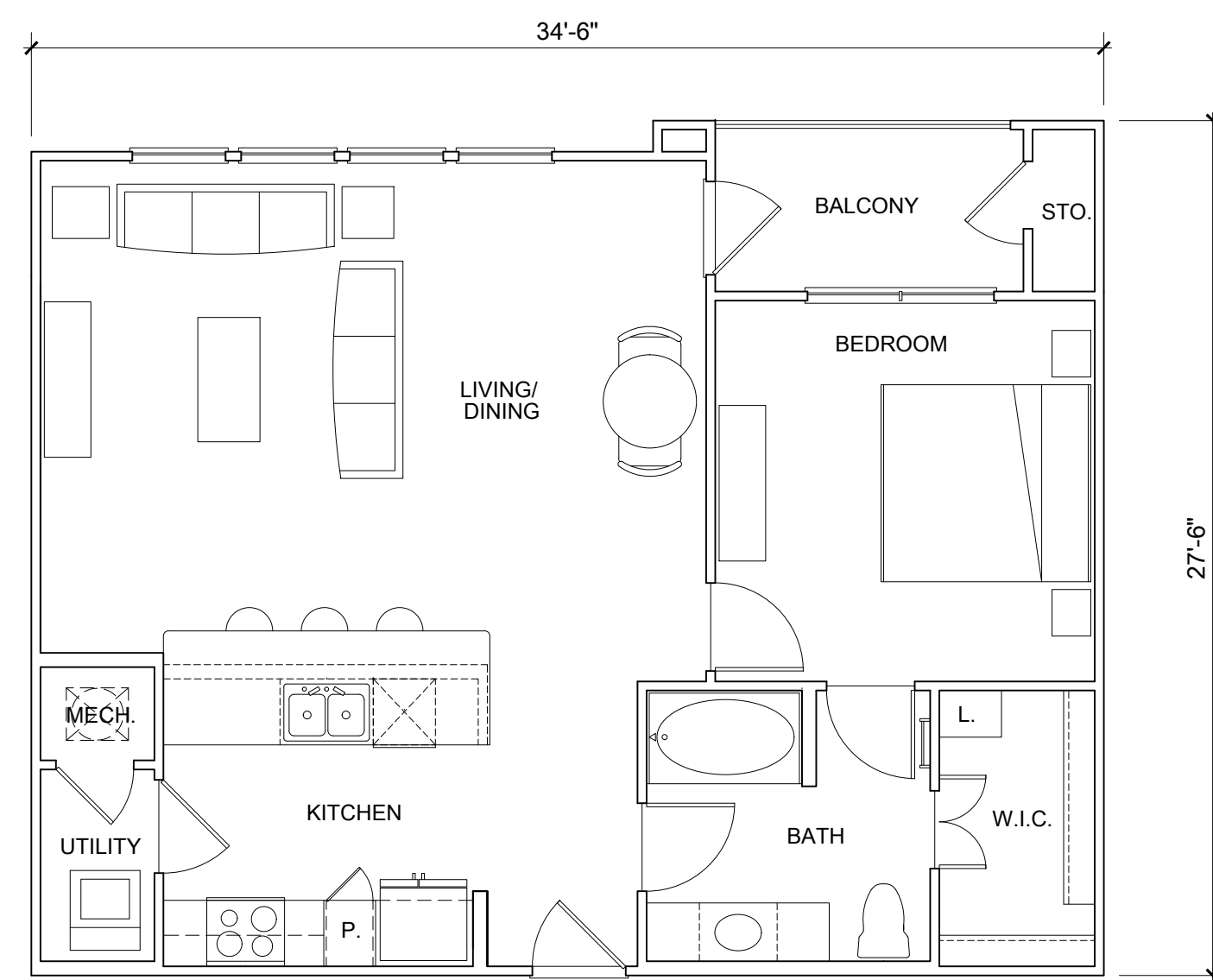
04 UNIT 'A2'
SCALE: 1/4" = 1'-0"
732 N.S.F.



05 UNIT 'A3'
SCALE: 3/16" = 1'-0"
744 N.S.F.



06 UNIT 'A4'
SCALE: 3/16" = 1'-0"
830 N.S.F.



07 UNIT 'A5'
SCALE: 3/16" = 1'-0"
851 N.S.F.

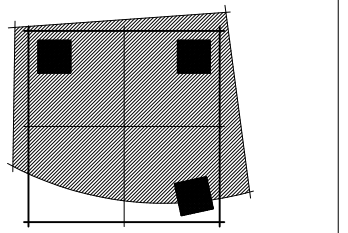
AMLI ADDISON

ADDISON, TEXAS

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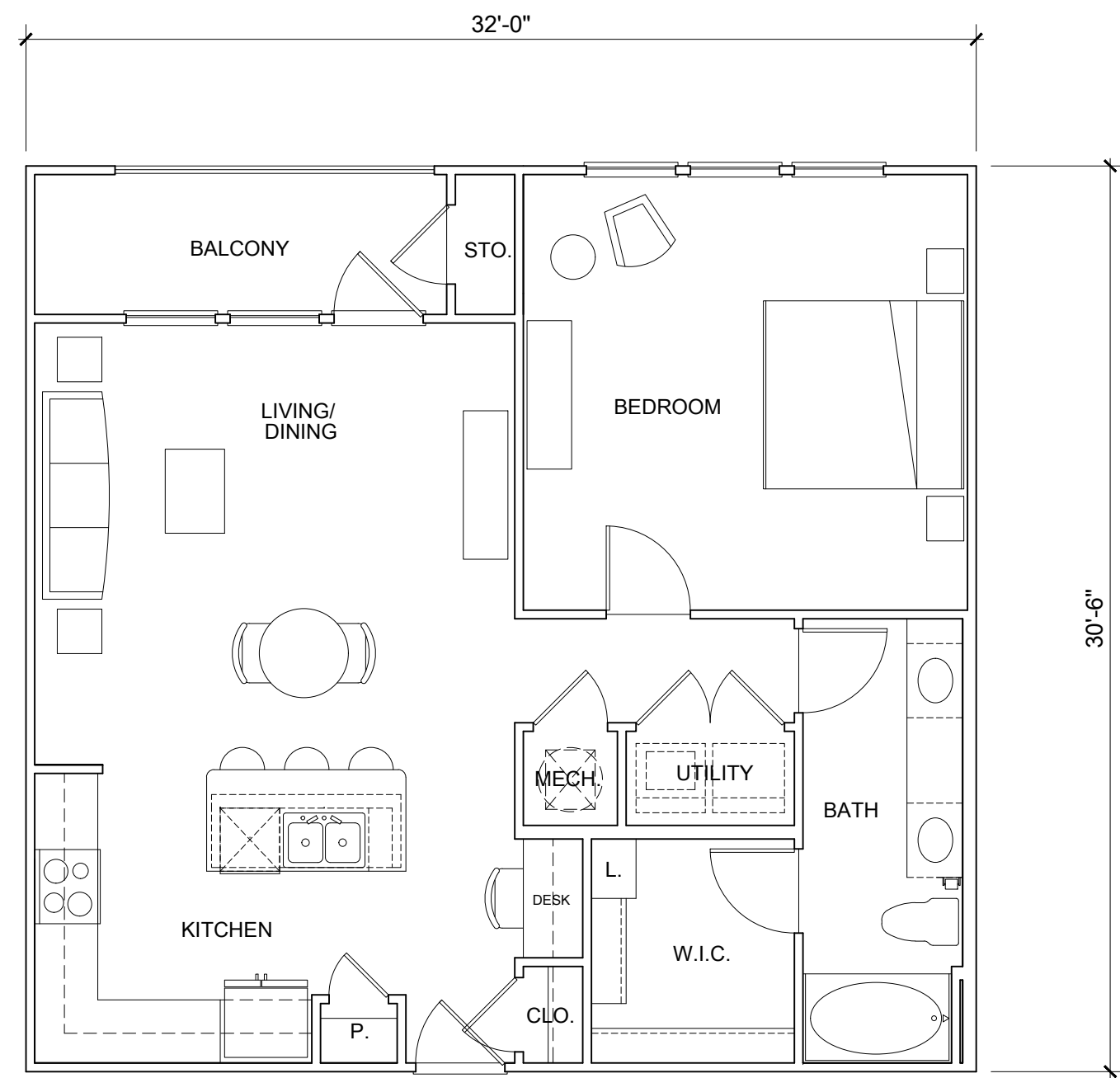
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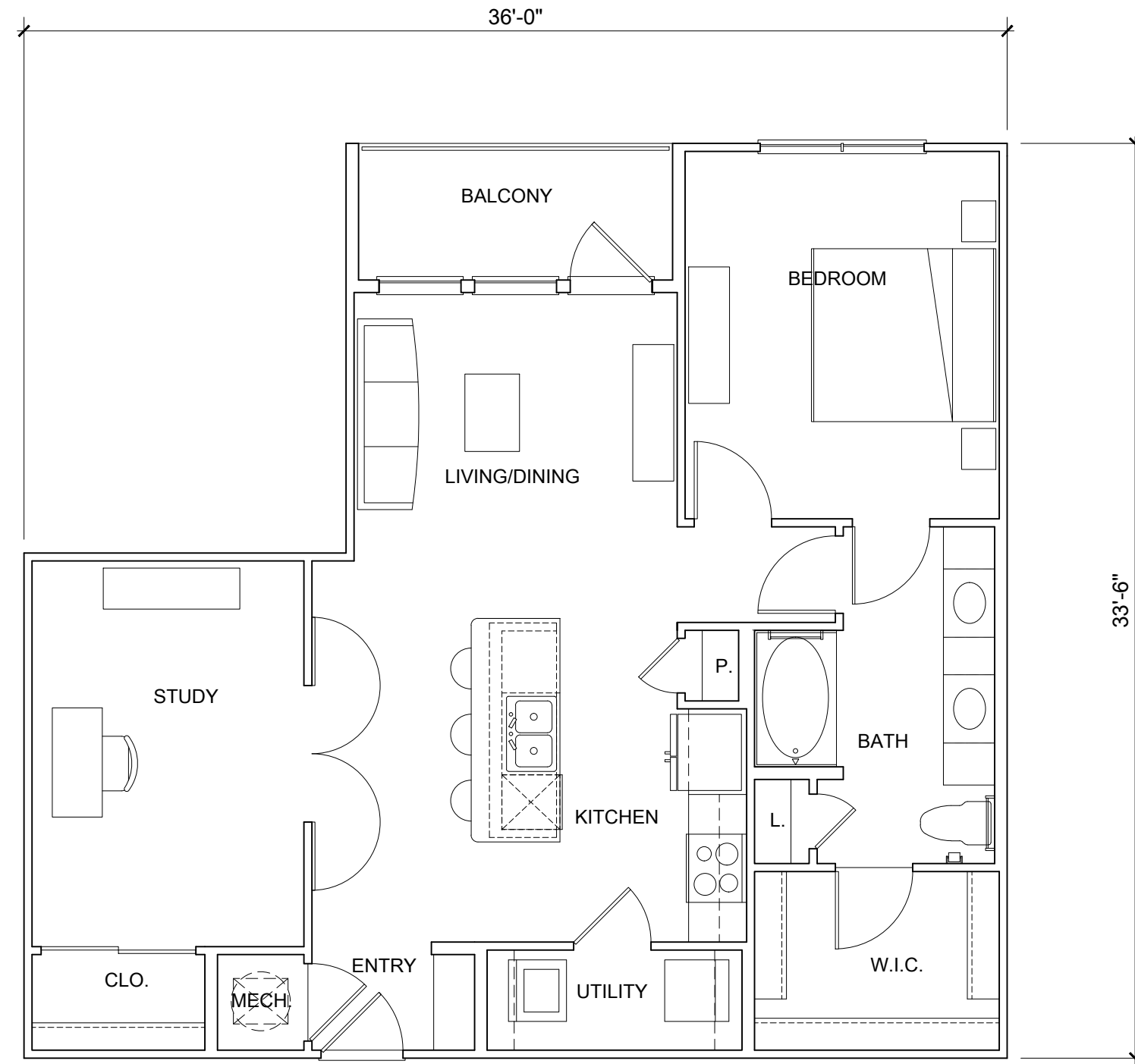
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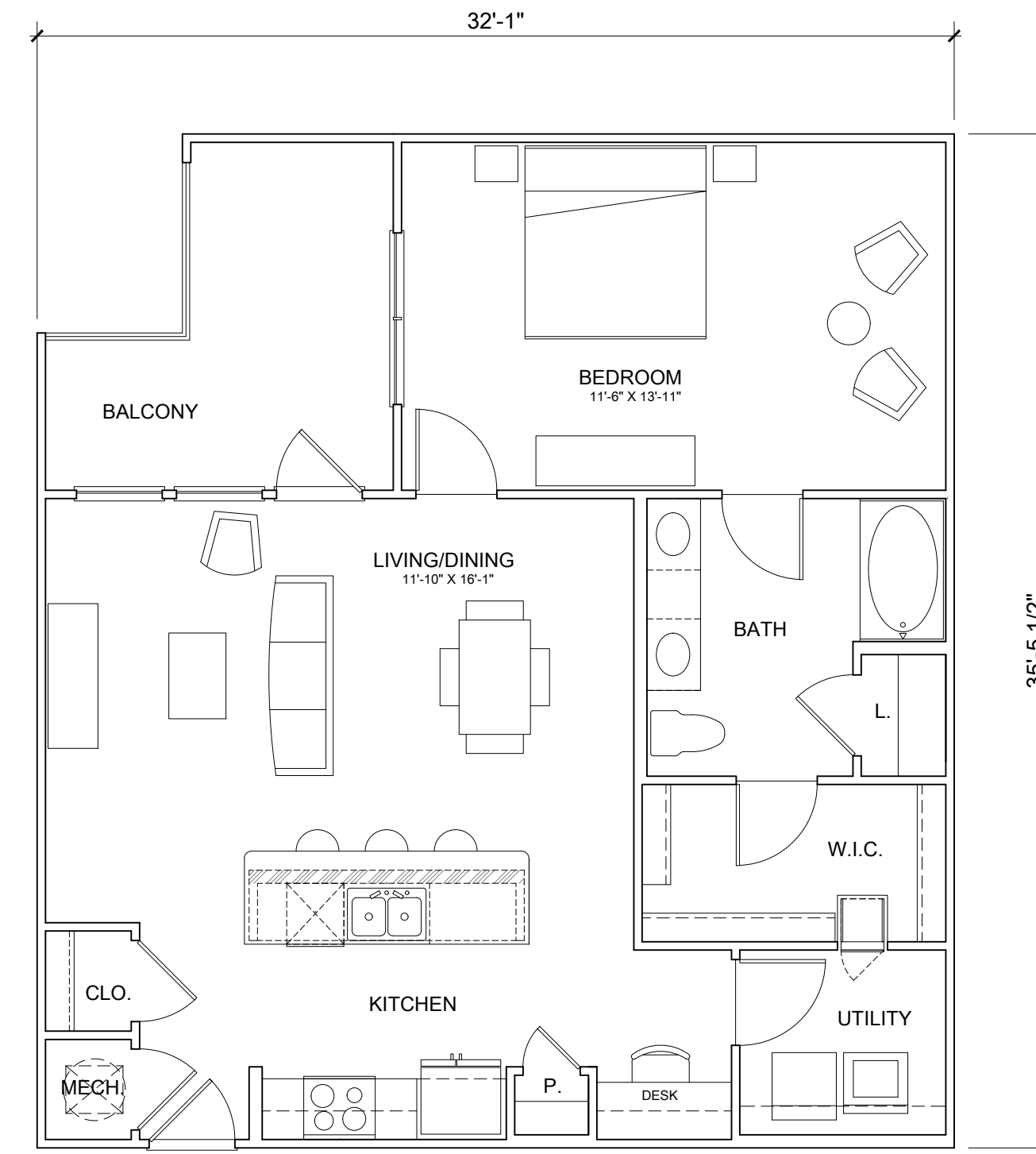
A003
ZONING
UNIT PLANS



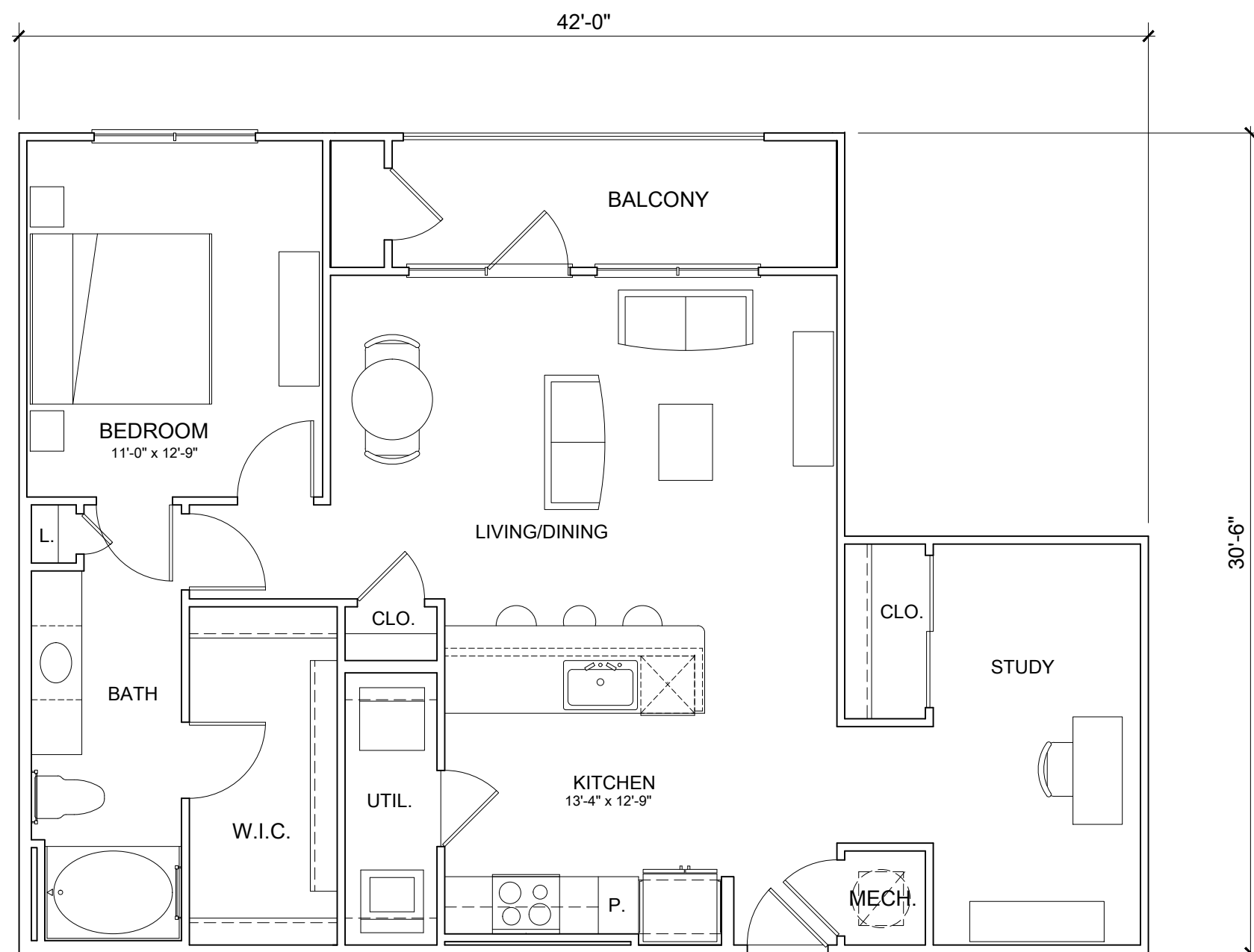
01 UNIT 'A6'
SCALE: 3/16" = 1'-0"
894 N.S.F.



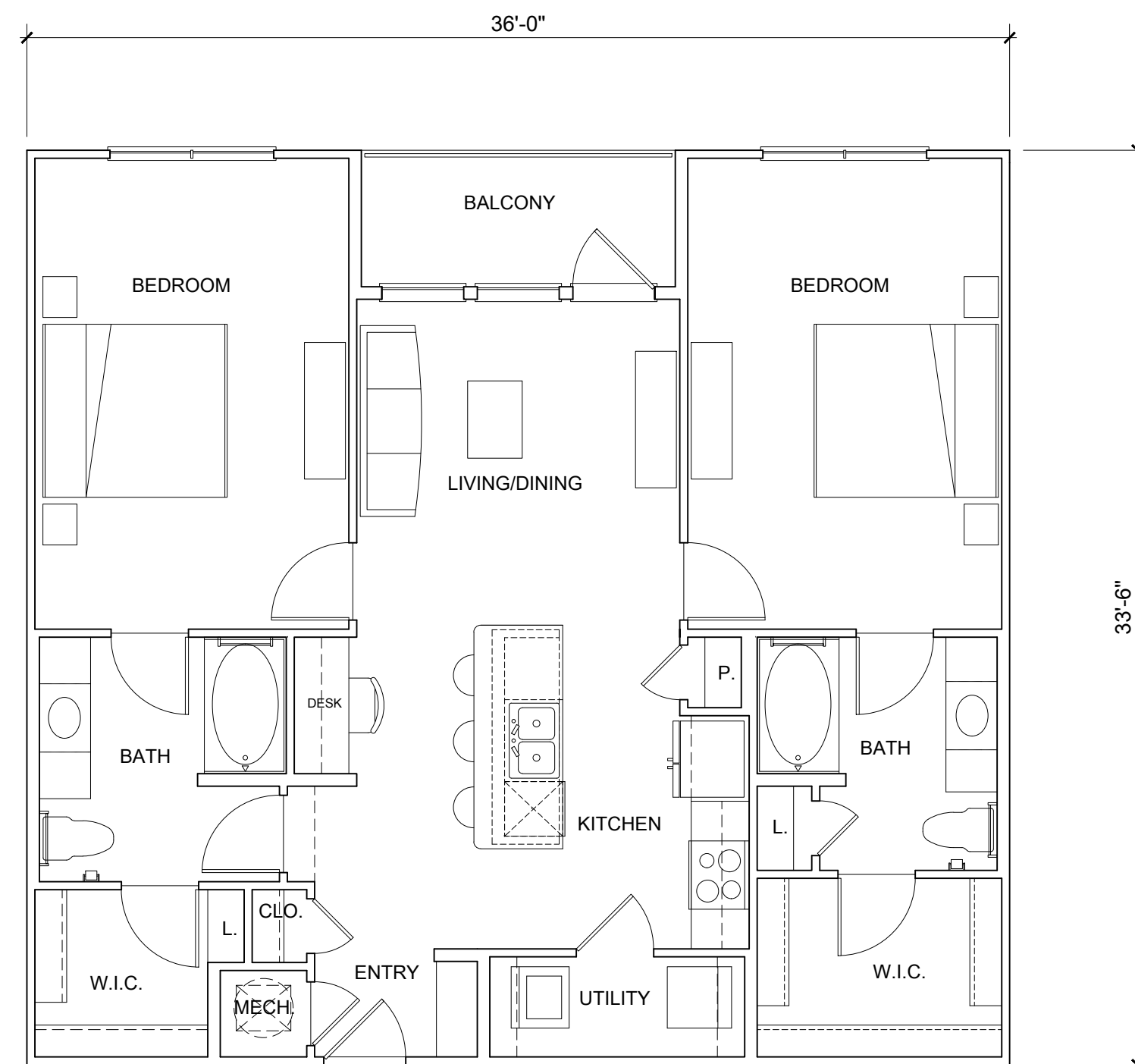
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SCALE: 3/16" = 1'-0"
945 N.S.F.



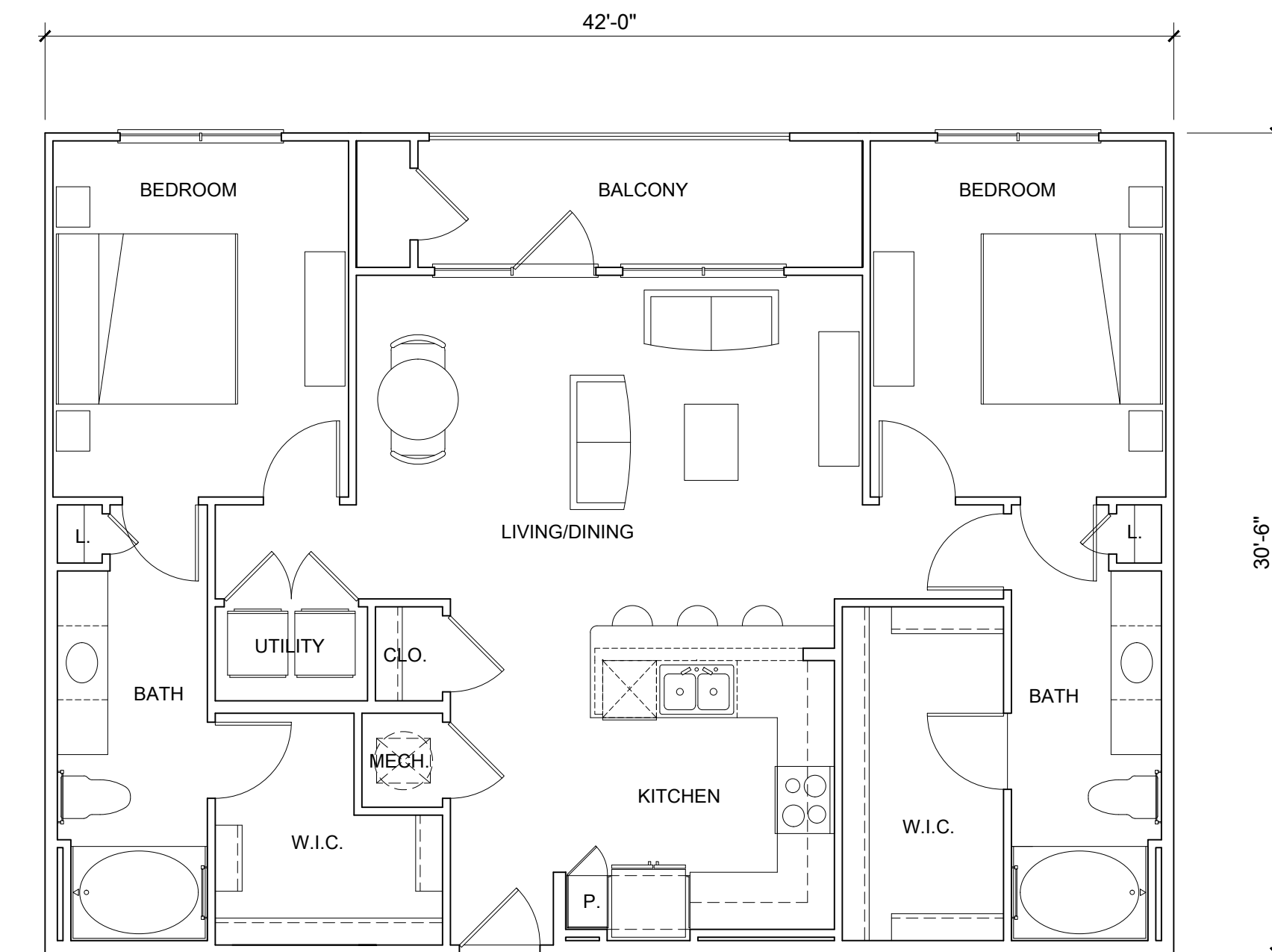
03 UNIT 'A8'
SCALE: 3/16" = 1'-0"
980 N.S.F.



04 UNIT 'A9'
SCALE: 3/16" = 1'-0"
990 N.S.F.



05 UNIT 'C1'
SCALE: 3/16" = 1'-0"
1,137 N.S.F.



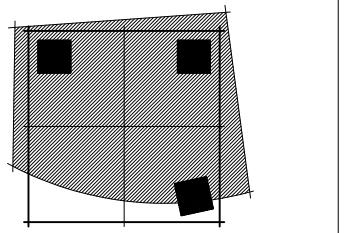
06 UNIT 'C2'
SCALE: 3/16" = 1'-0"
1,188 N.S.F.

AMLI ADDISON

ADDISON, TEXAS

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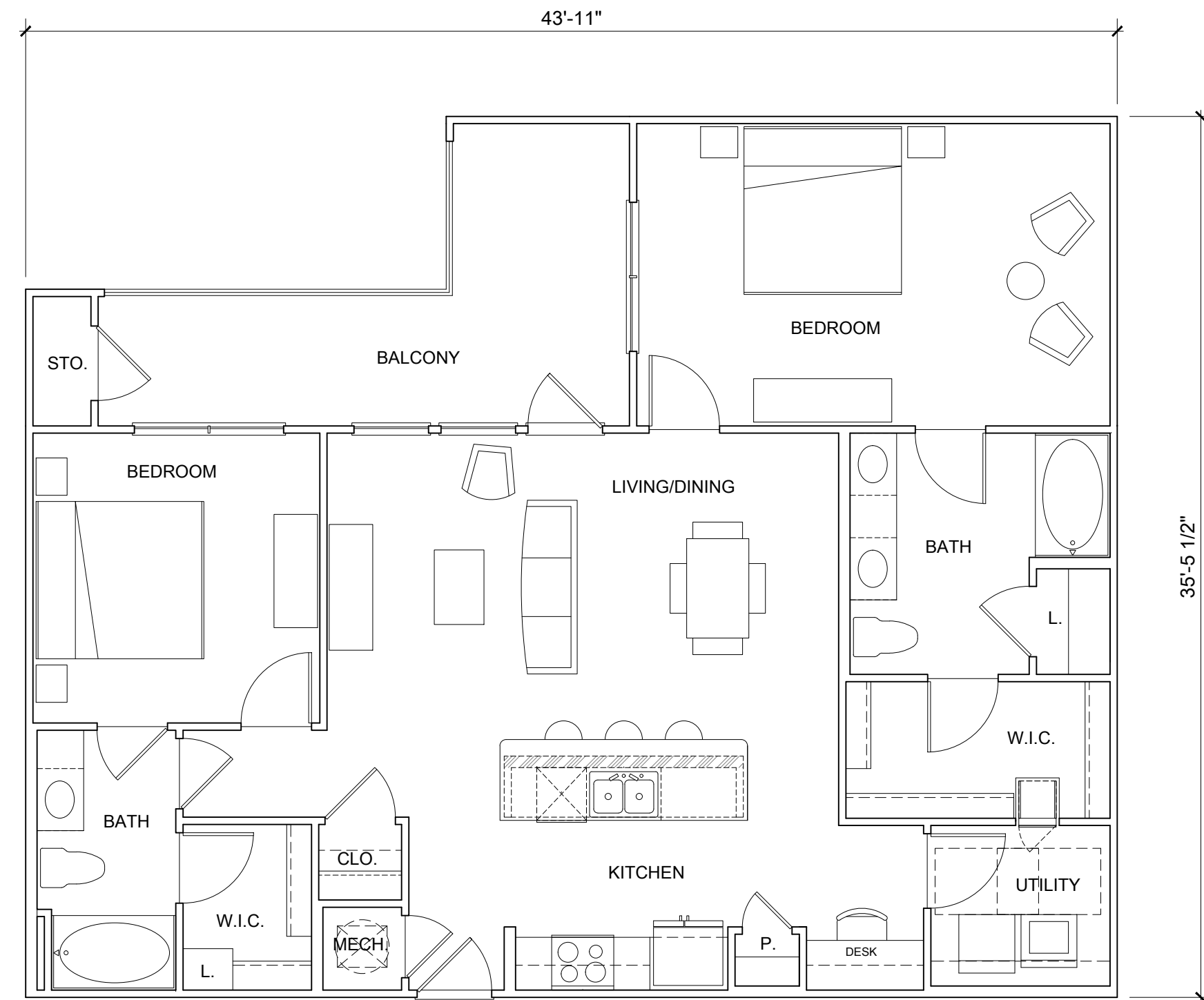
PROJECT MGR: RJC
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CHECKED BY:

ZONING SUBMITTAL
12/09/16
ZONING RE-SUBMITTAL
01/08/17

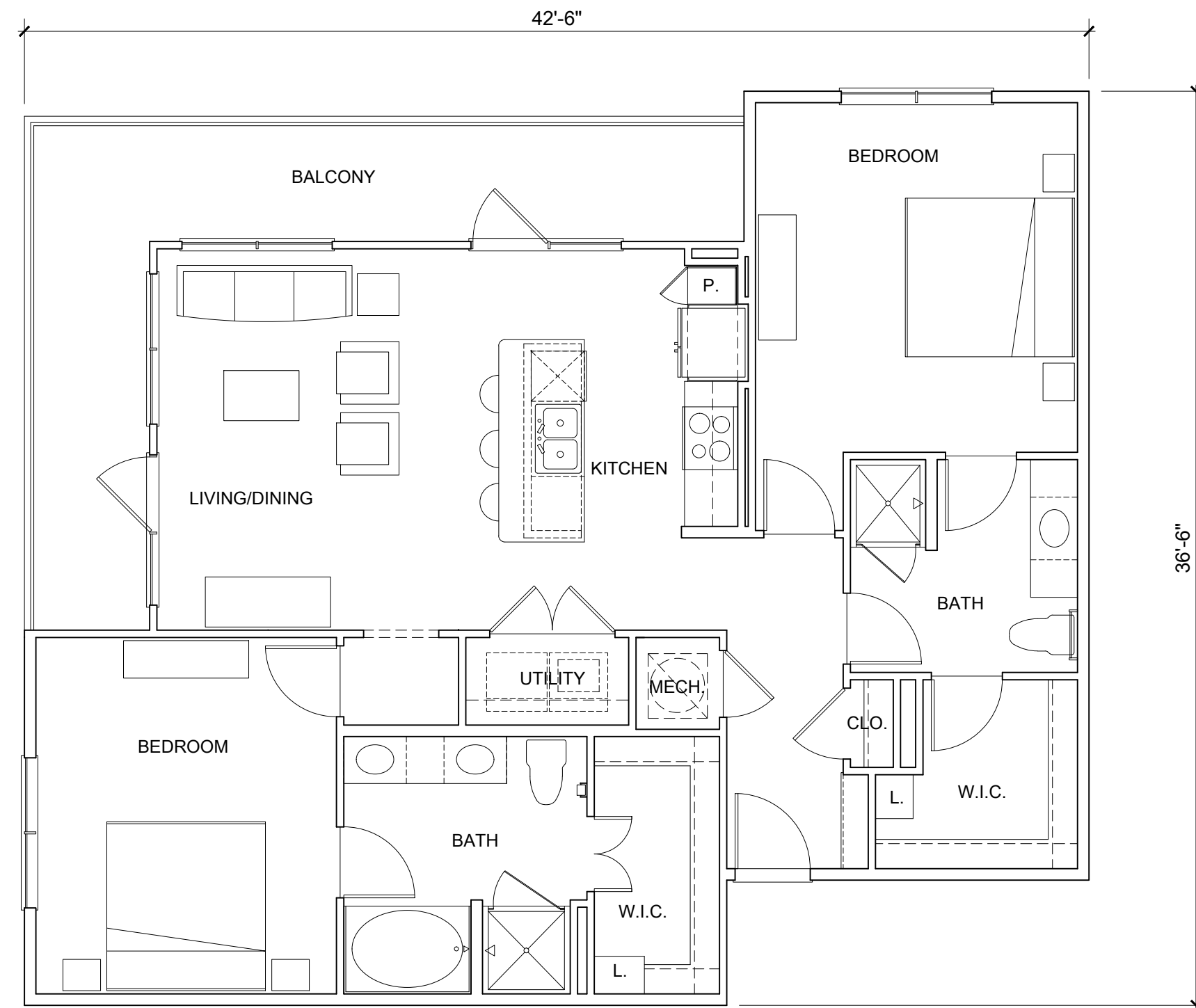
REVISIONS

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A004
ZONING
UNIT PLANS



01 UNIT 'C3'
SCALE: 3/16" = 1'-0"
1,200 N.S.F.



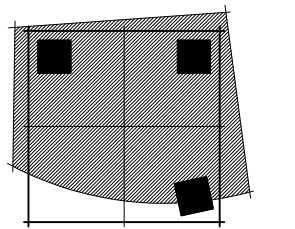
02 UNIT 'C4'
SCALE: 3/16" = 1'-0"
1,220 N.S.F.

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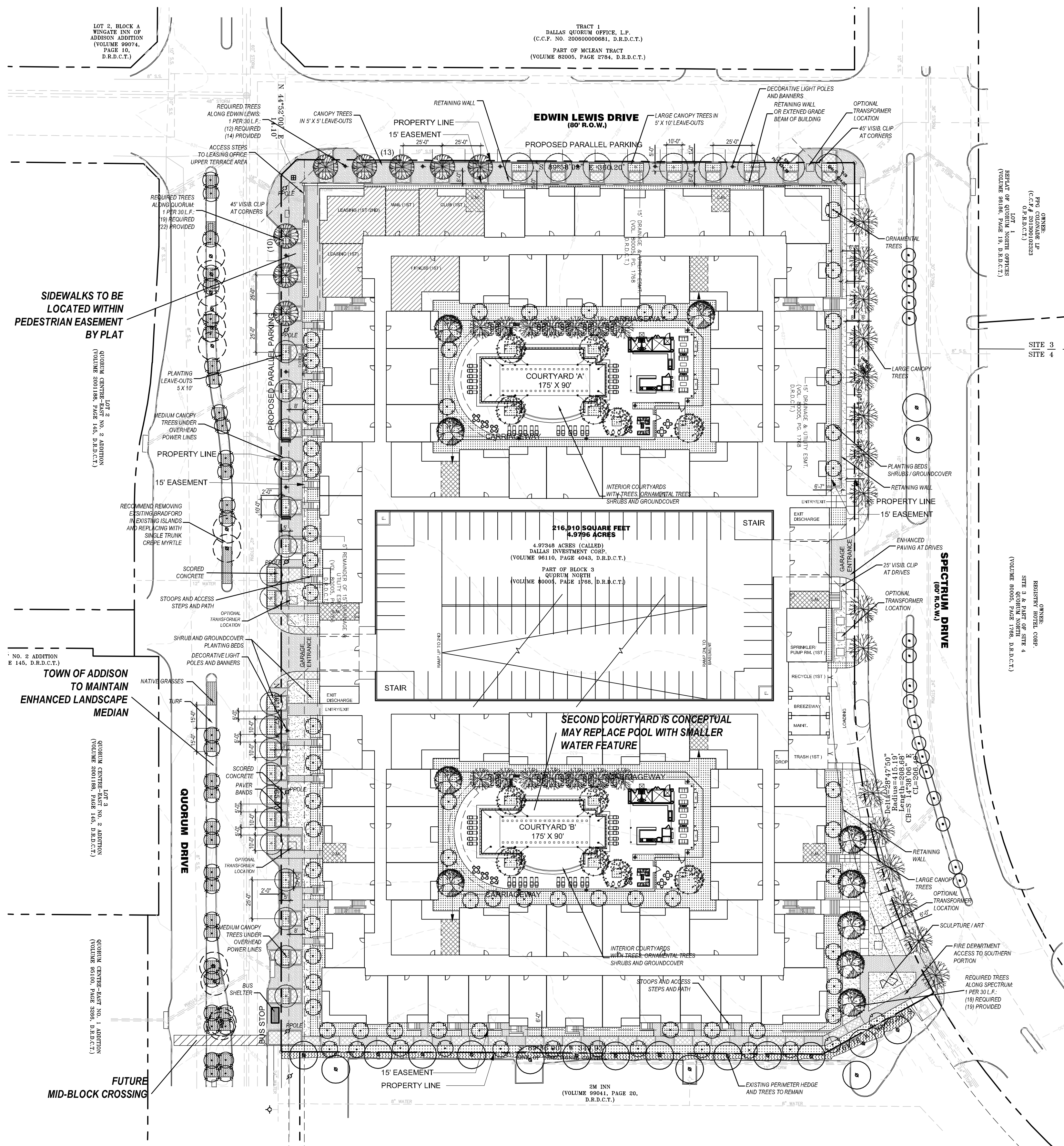
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REVISIONS

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A005
ZONING
UNIT PLANS



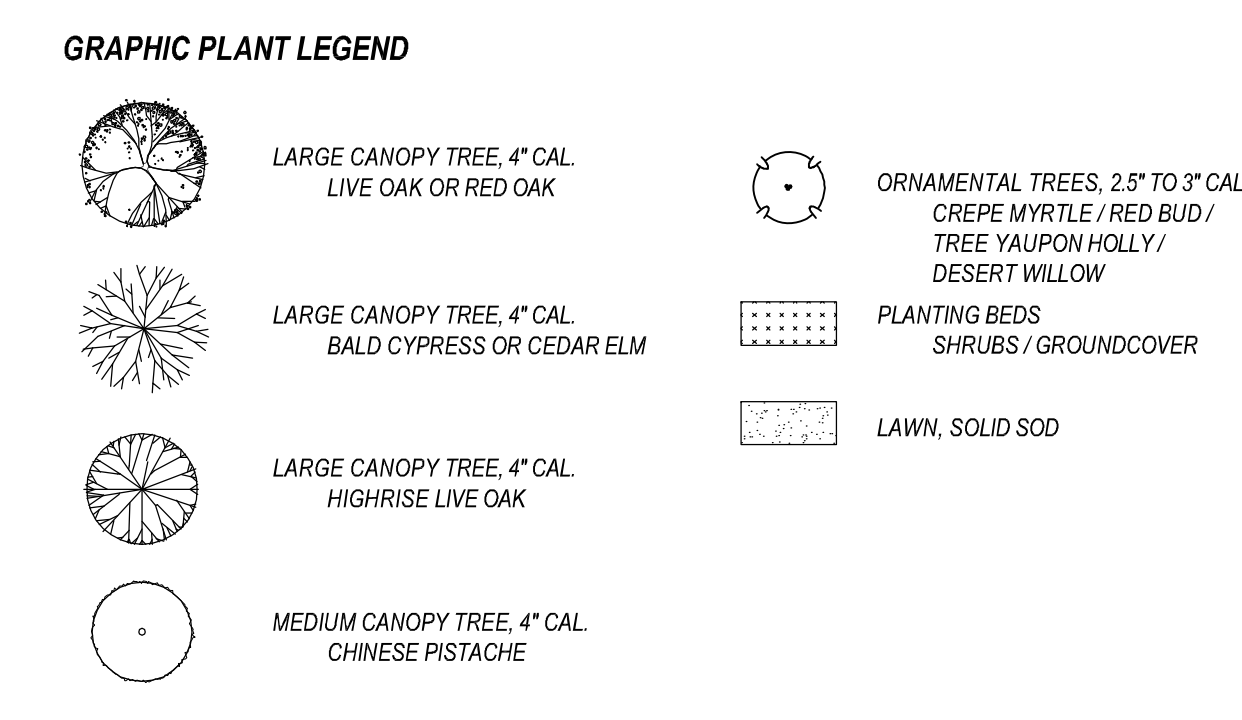
- TOWN OF ADDISON LANDSCAPE NOTES**
- Plants shall conform to the measurements specified in the plant schedule.
 - Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and (12) twelve inches above grade for trees four inches in diameter and larger.
 - Minimum branching height for all shade trees shall be (6) six feet. Minimum size for shade trees shall be (4) four inches in diameter, 14 to 16 feet in height. The maximum height shall not exceed 16 feet. Tree heights shall be from tops of root balls to nominal tops of plants. Tree spread refers to nominal outer width of the tree, not to the outer leaf tips. Trees shall be healthy, vigorous, full-branched, well-shaped with symmetrical crowns. Root balls shall be firm, neat, slightly tapered and well-butrapped. Trees shall be free of physical damage such as scrapes, bark abrasions, split branches, mistletoe or other parasitic growth. The Town of Addison shall reject any trees delivered and/or planted not meeting the minimum size and shape standards set forth above. Red Oaks other than Shumard Oak (*Quercus shumardii*) or Texas Oak (*Quercus texana*) shall be rejected. The owner or contractor shall be responsible for providing certification that Red Oaks are true to variety.
 - Minimum size for Crape Myrtle shall be six to eight feet in height. Other ornamental flowering trees shall be eight to ten feet in height.
 - Minimum size for evergreen trees shall be eight to ten feet in height.
 - Minimum sizes for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical.
 - Ground cover spacing shall be eight inches on center maximum for four-inch pots and 16 inches on center maximum for one-gallon containers.

- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

Town of Addison Landscape Ordinance Calculator

Optional Ordinance - For Parks, Schools, Libraries, Senior - Landscape Design Standards

General Requirements	Value
Tree Spacing	250' min
Zone	0-1
Required Landscape Area	13,900
Total Landscape Area Provided	13,900
Street Landscape Buffer (60' Width Minimum)	
Length of Street Frontage	1,670
Required Number of Trees (6"-8" O.C.)	32
Required Number of Shrubs (6"-8" O.C.)	32
Required Number of Plants (6"-8" O.C.)	32
Off-Street Landscaping (6' High Minimum Screen)	
Length of Property Line Adjacent to Off-Street Loading	N/A
Required Number of Shrubs	(Owner Number)
Number of Plants Provided	(Owner Number)
Parking Lot Landscaping (Adjacent to any Public or Private Street)	
Length of Property Line Adjacent to Parking Lot (Including driveways and access ways)	N/A
Required Number of Shrubs	(Owner Number)
Number of Plants Provided	(Owner Number)
Parking Lot Landscaping - Perimeter	
Length of Property Line Adjacent to Parking Lot	N/A
Required Number of Shrubs	(Owner Number)
Number of Plants Provided	(Owner Number)
Parking Lot Landscaping - Interior Area	
Interior Area Adjacent to Parking Lot	13,900
Interior Planting Area Provided	N/A



01 CONCEPT LANDSCAPE PLAN

SCALE: 1" = 40'-0"

NORTH

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0546
Email smr@smr-lb.com

AMLI ADDISON

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ARCHITECTURE AND PLANNING

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BRIAN D. ADAMS, RLA
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PROJECT MGR: BDA
DRAWN BY: BDA
CHECKED BY:

ZONING SUBMITTAL 12/09/16
ZONING RE-SUBMITTAL 01/06/17

REVISIONS

CLP.1
ZONING SITE PLAN

LOT 2, BLOCK A WINDSTAR INN OF ADDISON ADDITION (VOLUME 90074, PAGE 10, D.R.D.C.T.)

TRACT 1 DALLAS QUORUM OFFICE, L.P. (C.C.F. NO. 2006000081, D.R.D.C.T.) PART OF MCLEAN TRACT (VOLUME 82005, PAGE 2784, D.R.D.C.T.)

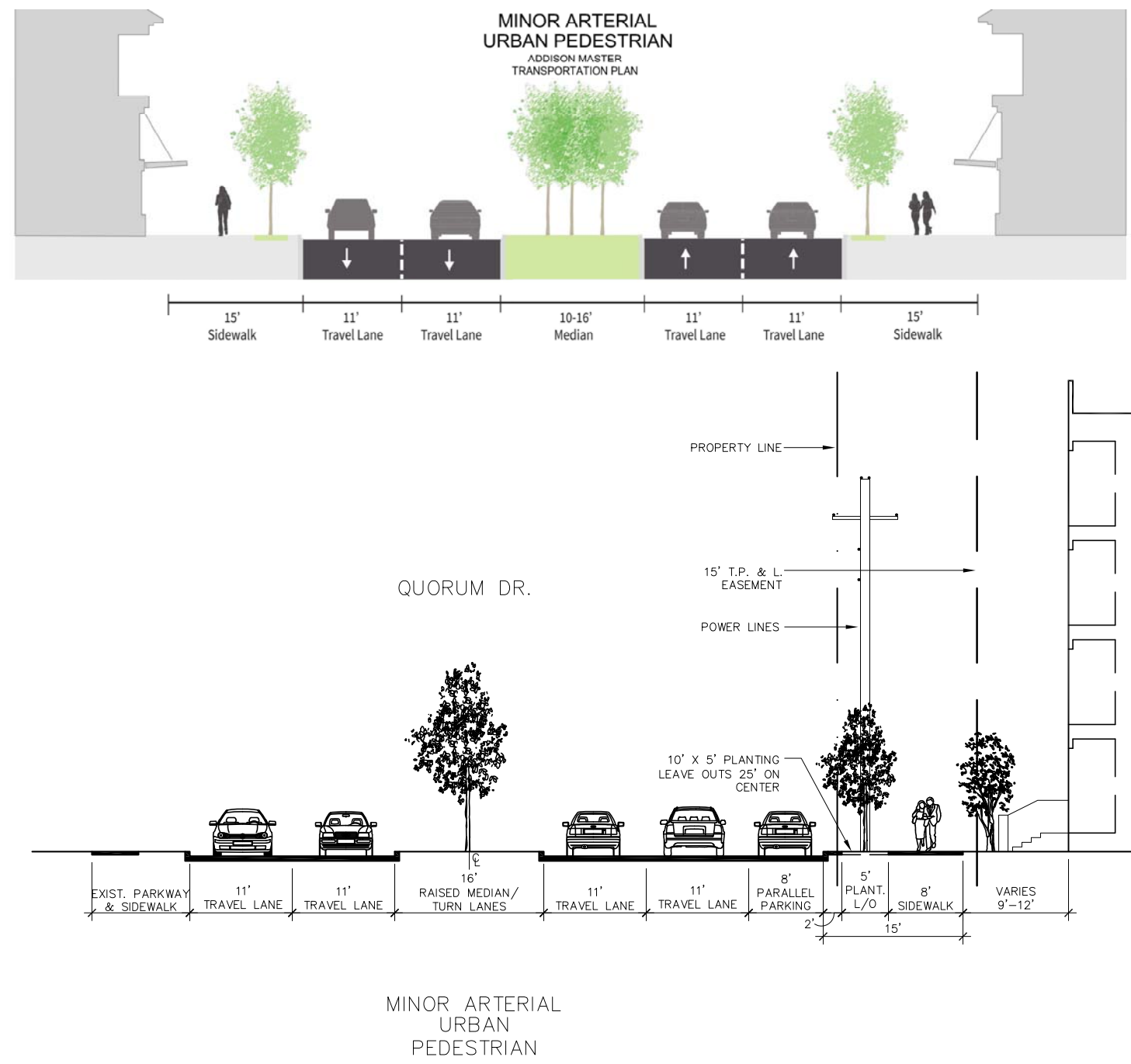
SIDEWALKS TO BE LOCATED WITHIN PEDESTRIAN EASEMENT BY PLAT

TOWN OF ADDISON TO MAINTAIN ENHANCED LANDSCAPE MEDIAN

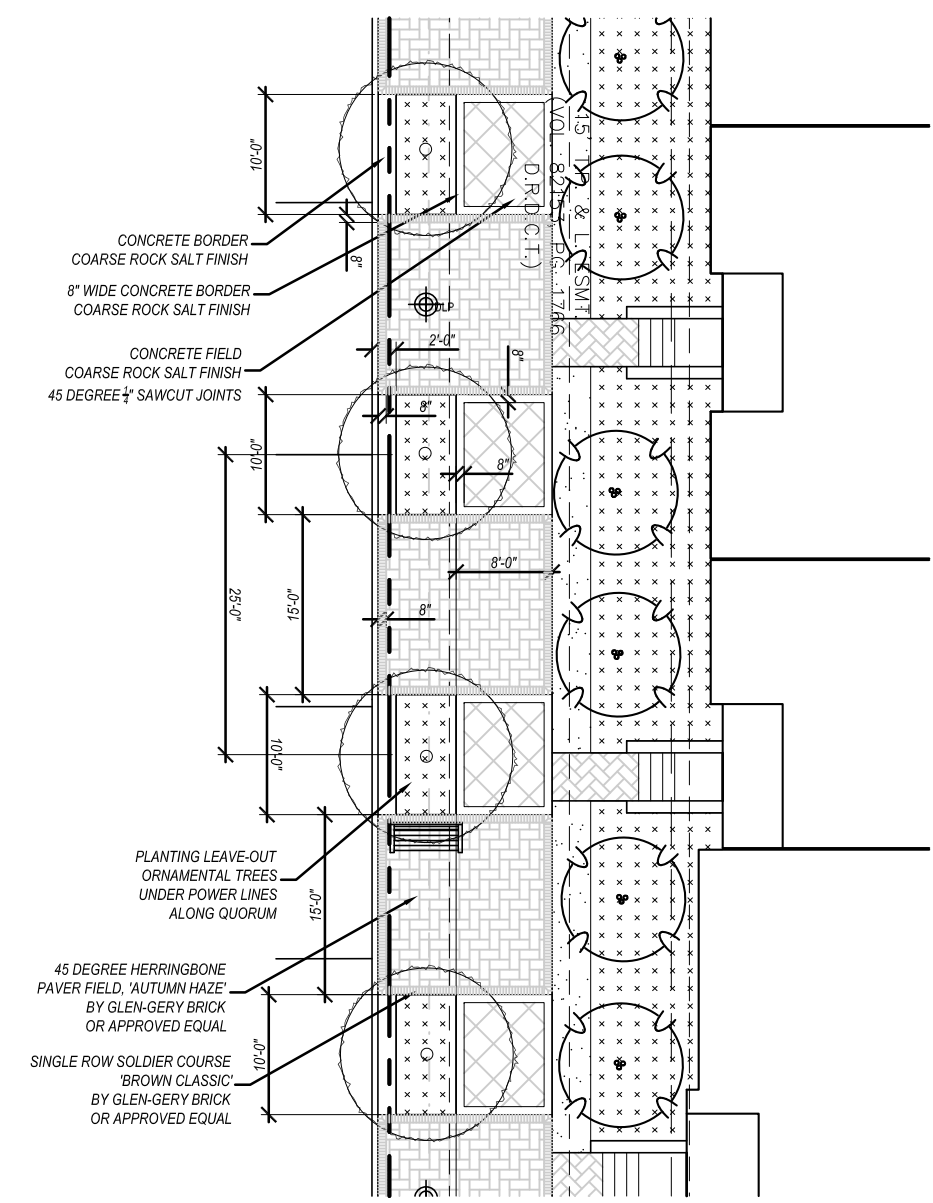
216,910 SQUARE FEET 4.97348 ACRES (CALLED) DALLAS DEVELOPMENT CORP. (VOLUME 96110, PAGE 4043, D.R.D.C.T.) PART OF BLOCK 3 QUORUM NORTH (VOLUME 80005, PAGE 1968, D.R.D.C.T.)

SECOND COURTYARD IS CONCEPTUAL MAY REPLACE POOL WITH SMALLER WATER FEATURE

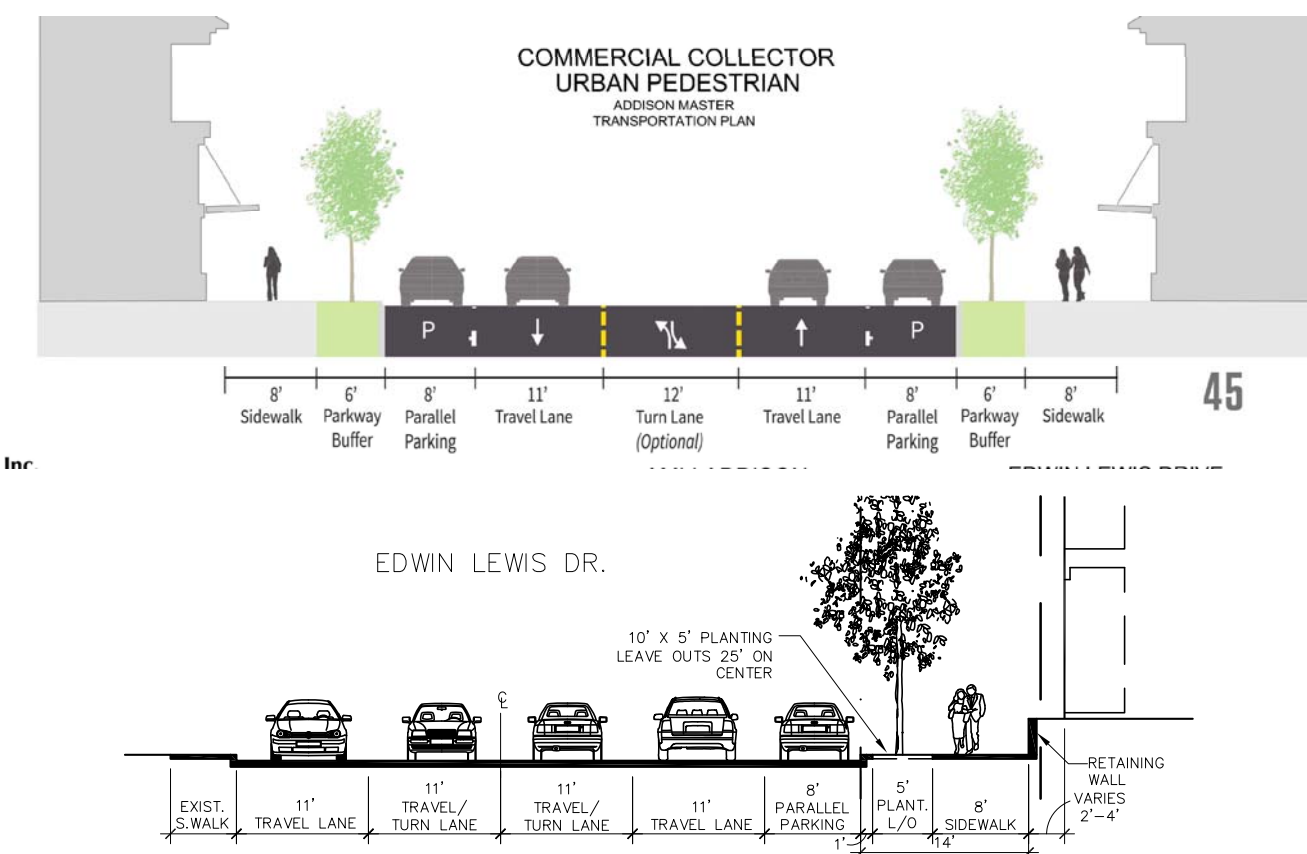
01



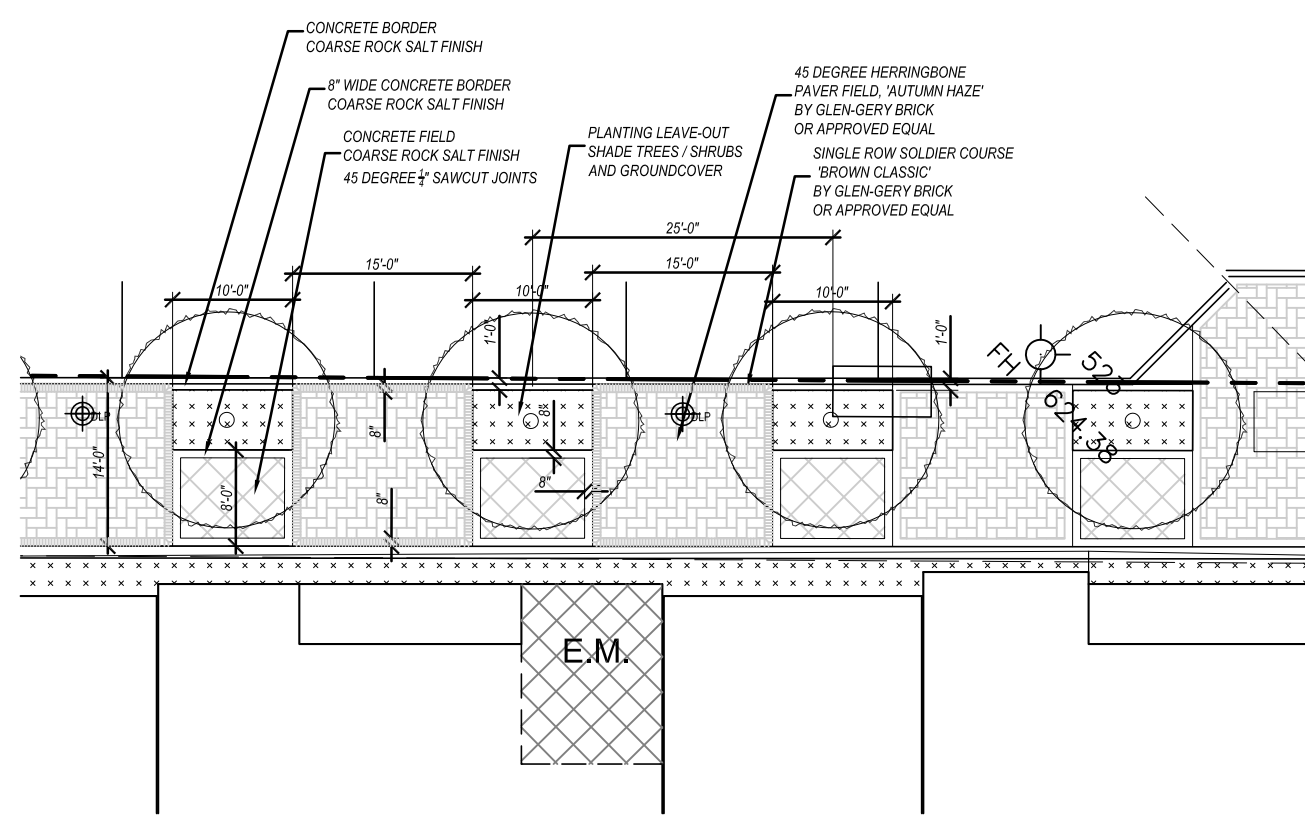
01 QUORUM DRIVE
SCALE: 1" = 16'-0"



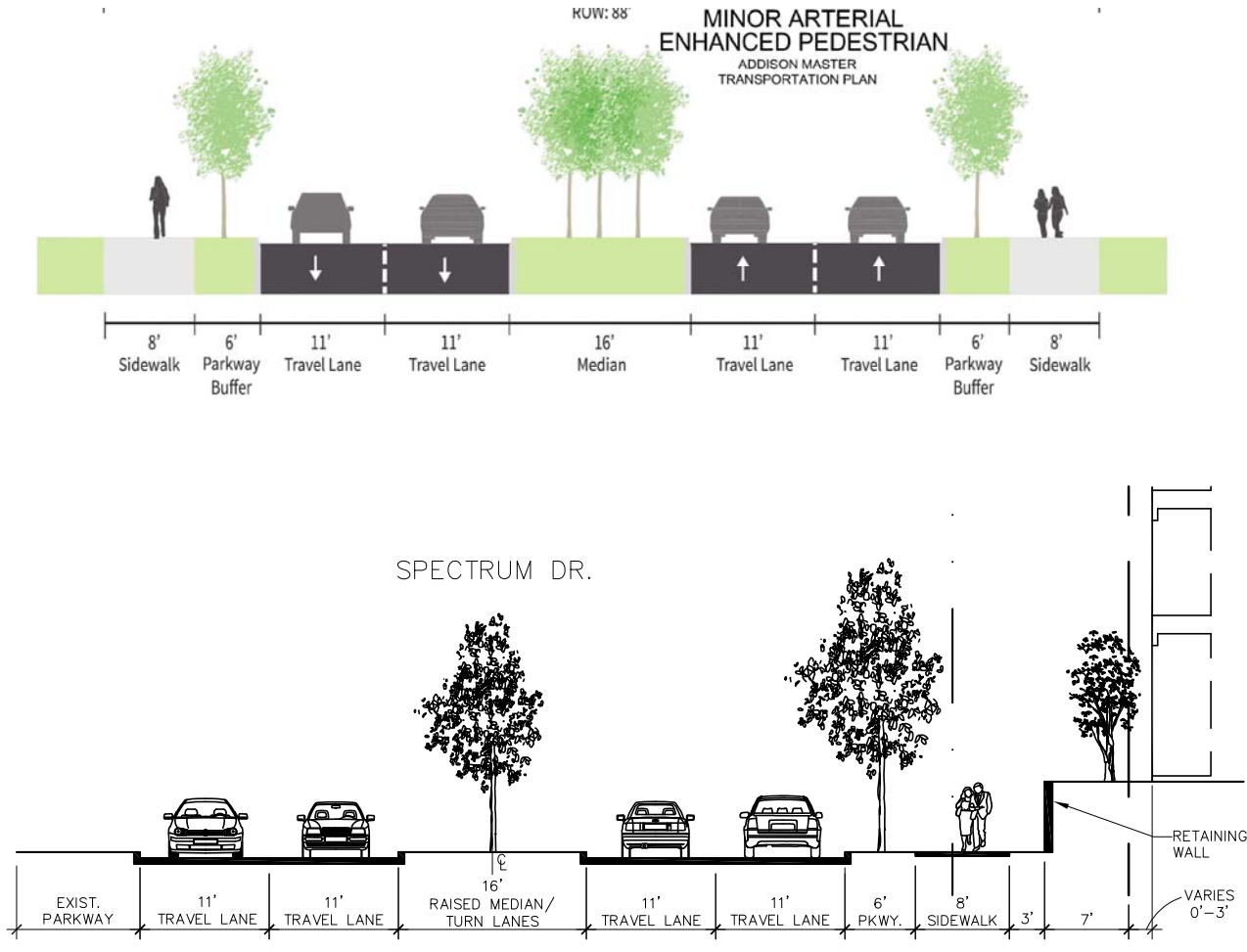
A QUORUM DR. STREETSCAPE
SCALE: 1" = 16'-0"



02 EDWIN LEWIS DRIVE
SCALE: 1" = 16'-0"



B EDWIN LEWIS STREETSCAPE
SCALE: 1" = 16'-0"



03 SPECTRUM DRIVE
SCALE: 1" = 16'-0"

STREETSCAPE EXAMPLE AT IDA CLAIRE



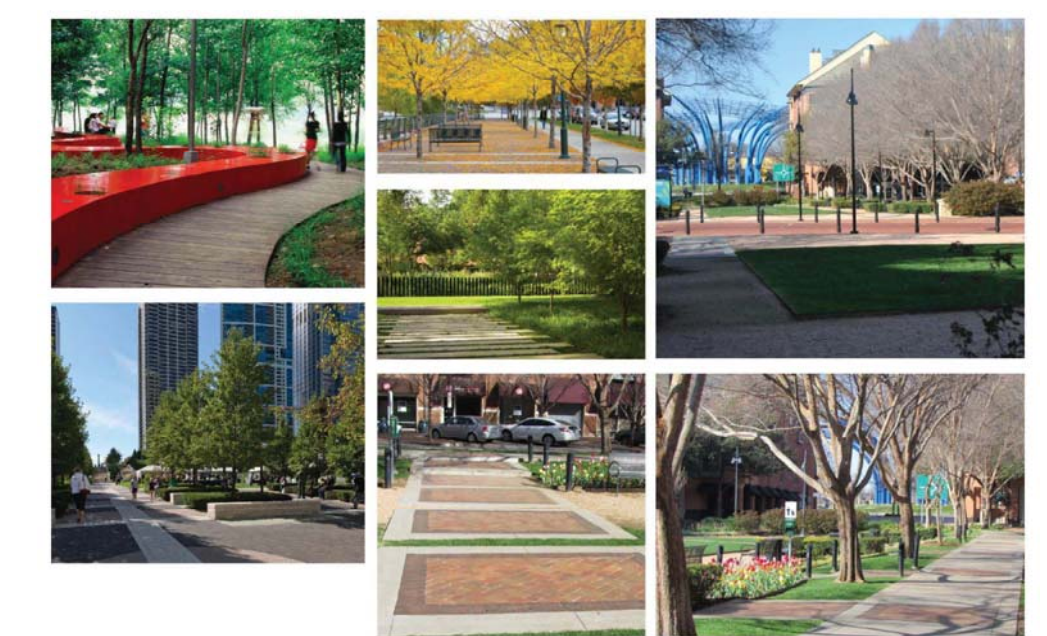
SCULPTURE IMAGERY



CONCEPTUAL BUS STOP IMAGE



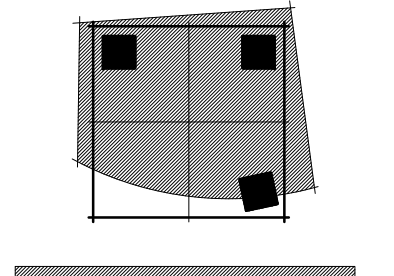
CONNECTIVITY



AMLI ADDISON

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TX LICENSE NO. 1761
PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
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DRAWN BY: BDA
CHECKED BY:

ZONING SUBMITTAL 12/09/16
ZONING RE-SUBMITTAL 01/06/17

REVISIONS

CLP.2
ZONING SITE PLAN

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