

UNITS			FLOORS				BUILDINGS		TOTAL		UNIT %		NET SF TOTAL	
NAME	BEDS	NET	1	2	3	4								
A1	ST	491	4	4	4	4		16						7856
A1B	ST	491	0	0	0	0		0						0
A1S	ST	528	5	5	5	5		20						10560
A2	1BED	602	2	5	5	5		17		77.88%				10234
A4	1BED	662	3	13	13	13		42						27804
A7	1BED	700	5	5	5	5		20			250			14000
A8	1BED	766	2	4	4	4		14						10724
A9	1BED	782	7	10	10	10		37						28934
A10	1BED	828	10	10	10	10		40						33120
A12	1BED	864	4	11	11	11		37						31968
A16	1BED	1041	2	0	0	0		2						2082
A17	1BED	953	1	0	0	0		1						953
AX1	1BED	992	1	1	1	1		4						3968
										2.49%				
A14	1BED+D	972	2	2	2	2		8			8			7776

B1	2 BED	1127	2	2	2	2		8		19.63%				9016
B3	2 BED	1230	1	1	1	1		4						4920
B5	2BED	1264	2	2	2	2		8			63			10112
B6	2BED	1237	3	4	4	4		15						18555
B10	2BED	1373	3	5	5	5		18						24714
BX1	2BED	1216	1	1	1	1		4						4865
BX2	2BED	1423	0	1	1	1		3						4270
BX3	2BED	1409	0	1	1	1		3						4226
<b>TOTAL</b>										<b>100.00%</b>			<b>270656</b>	

RESIDENTIAL PARKING TABLE			Average Unit Size	
TOTAL NO. BEDROOMS	384		843	
TOTAL REQ'D SPACES	384			
			AMENITIES	RETAIL
			9,391	10,370
			TOTAL SF	OUTDOOR
			21,171	1,410
			<b>TOTAL SPACES REQ'D 498</b>	
			<b>TOTAL SPACES PROVIDED</b>	
STRUCTURED GARAGE	488			
SURFACE	51			
<b>TOTAL</b>	<b>539</b>			

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

**ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)**

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

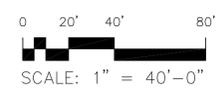
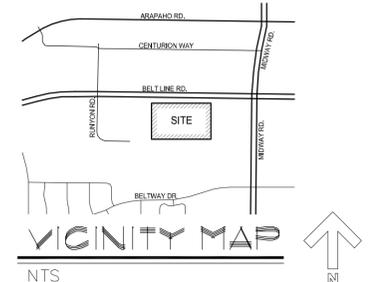
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- ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
- ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

The purpose of this revision is to answer all of the questions and concerns of the city of Addison

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 PLAT TYPE: REPLAT  
 BLOCK NO: E  
 LOT NO: 1  
 SURVEY NAME: THOMAS L. CHENOWETH SURVEY  
 ABSTRACT NO: 273

TOWN PROJECT NO. \_\_\_\_\_  
 PREPARATION DATE: 2017 11 10



# CONCEPT PLAN - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

OWNER/APPLICANT  
 GREYSTAR DEVELOPMENT INC  
 600 EAST LAS COLINAS BLVD  
 SUITE 2100  
 IRVING, TX 75039

ARCHITECT  
 MEEKS + PARTNERS  
 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079

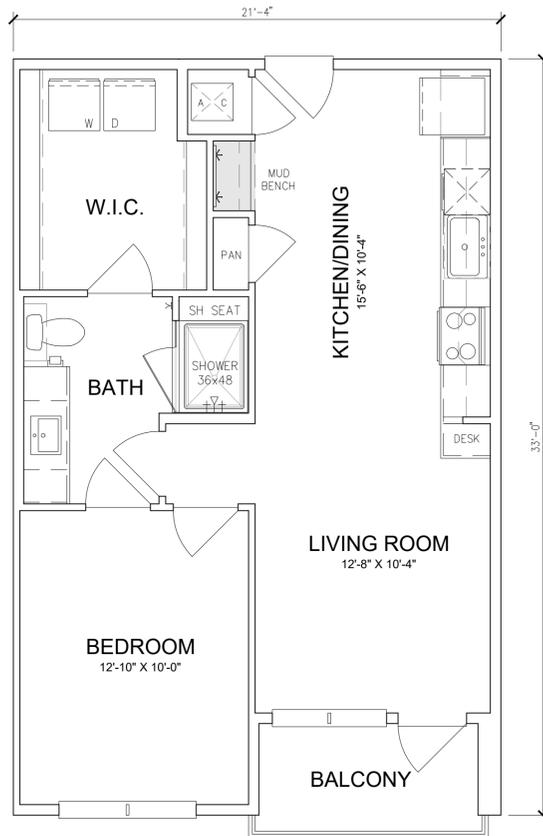
**Meeks + Partners**  
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 LAND PLANNING

16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079  
 281-558-5787 - 281-558-3337 - www.meekspartners.com  
 CONCEPTUAL DESIGN

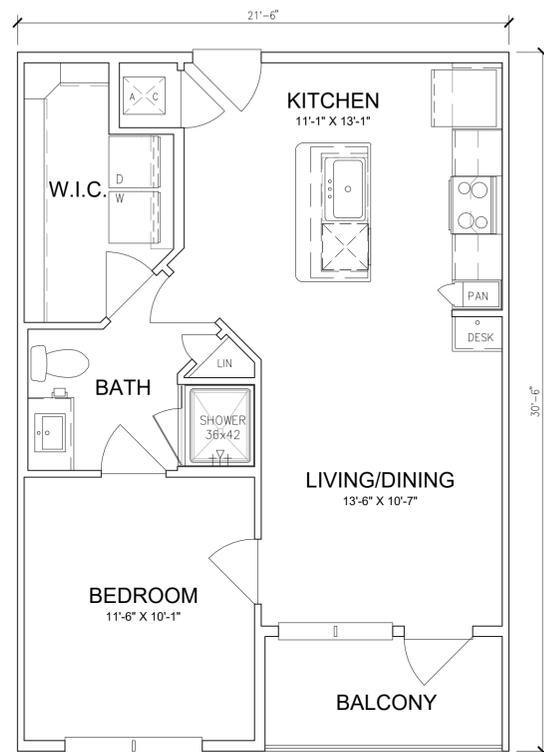
**M P** **A-01**

JOB NO. 17017

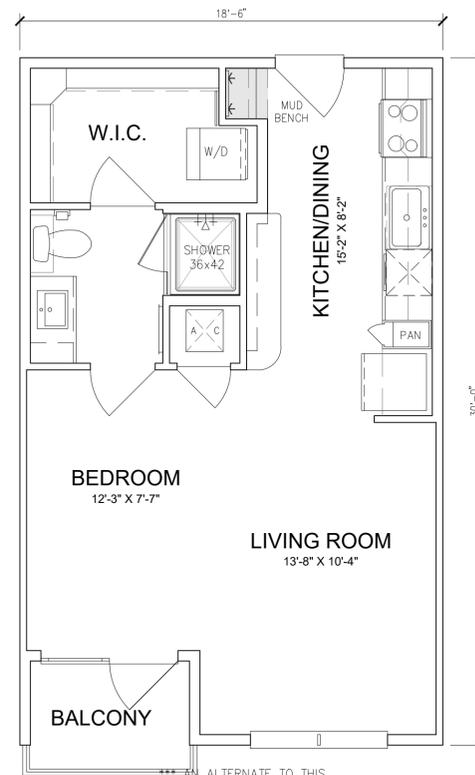
This plan was prepared by the undersigned architect under a contract with Greystar Development Inc. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



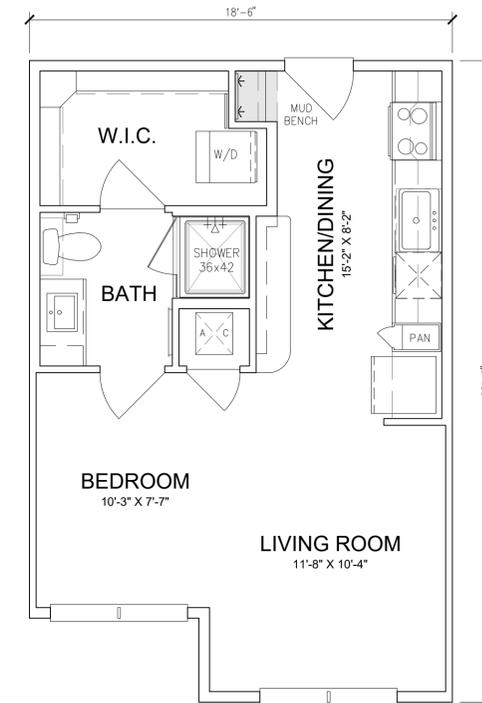
**5 UNIT A4**  
 1/4" = 1'-0"  
 NET: 662 SQ. FT.  
 GROSS: 704 SQ. FT.



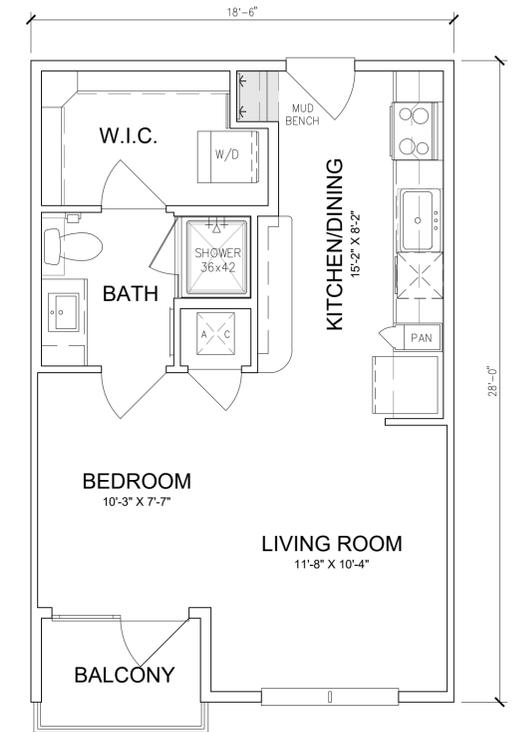
**4 UNIT A2**  
 1/4" = 1'-0"  
 NET: 602 SQ. FT.  
 GROSS: 656 SQ. FT.



**3 UNIT A3**  
 1/4" = 1'-0"  
 NET: 528 SQ. FT.  
 GROSS: 555 SQ. FT.



**2 UNIT A3B**  
 1/4" = 1'-0"  
 NET: 491 SQ. FT.  
 GROSS: 491 SQ. FT.



**1 UNIT A1**  
 1/4" = 1'-0"  
 NET: 491 SQ. FT.  
 GROSS: 518 SQ. FT.

\*\*\* AN ALTERNATE TO THIS WAS THE STUDIO WITH THE BEDROOM TO THE BACK

- ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)**
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OWNER/APPLICANT  
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 600 EAST LAS COLINAS BLVD  
 SUITE 2100  
 IRVING, TX 75039

ARCHITECT  
 MECKS + PARTNERS  
 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 BLOCK NO: E  
 LOT NO: 1

TOWN PROJECT NO: \_\_\_\_\_  
 PREPARATION DATE: 2017 11 08

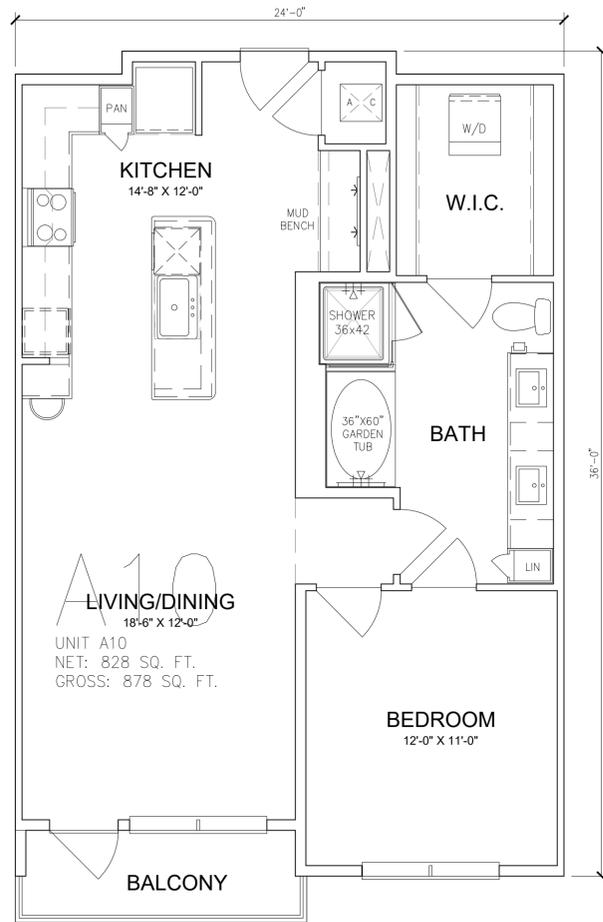
# UNIT PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

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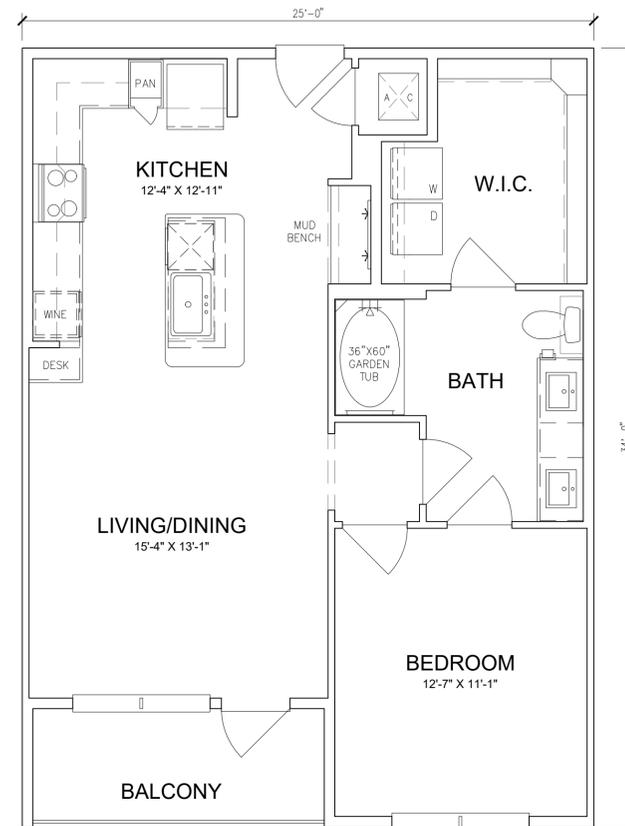
**M P** A-02  
 JOB NO. 17017

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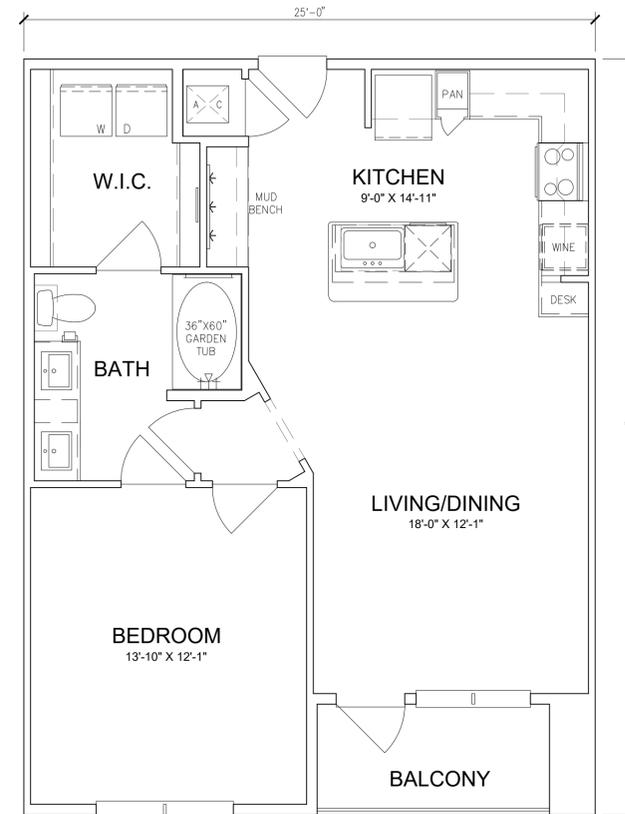


**A10**  
 UNIT A10  
 NET: 828 SQ. FT.  
 GROSS: 878 SQ. FT.

**4 UNIT A10**  
 1/4" = 1'-0" NET: 828 SQ. FT. GROSS: 878 SQ. FT.



**3 UNIT A9**  
 1/4" = 1'-0" NET: 782 SQ. FT. GROSS: 850 SQ. FT.



**2 UNIT A8**  
 1/4" = 1'-0" NET: 766 SQ. FT. GROSS: 825 SQ. FT.



**1 UNIT A7**  
 1/4" = 1'-0" NET: 700 SQ. FT. GROSS: 749 SQ. FT.

ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)  
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 IRVING, TX 75039

ARCHITECT  
 MECKS + PARTNERS  
 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 BLOCK NO: E  
 LOT NO: 1

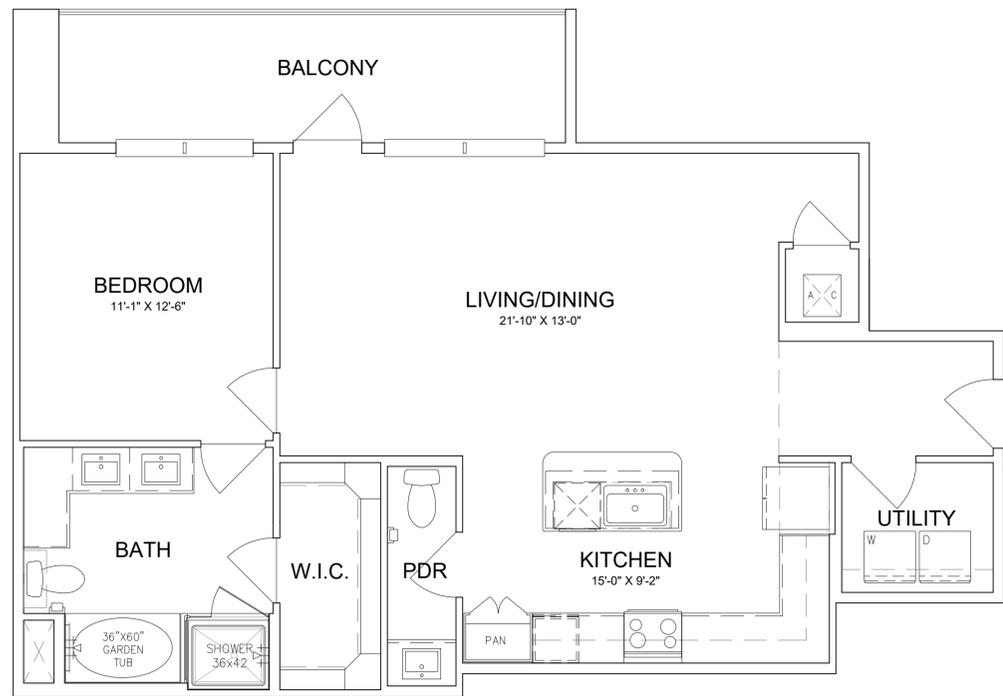
TOWN PROJECT NO: \_\_\_\_\_  
 PREPARATION DATE: 2017 11 08

**UNIT PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

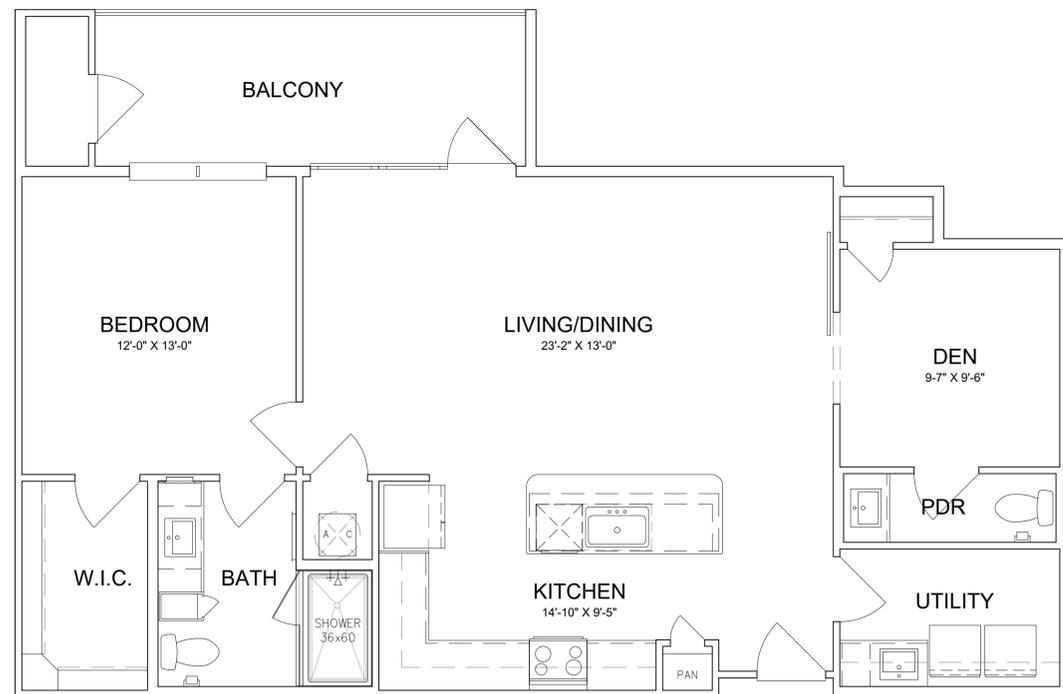
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**M P** **A-03**  
 JOB NO. 17017

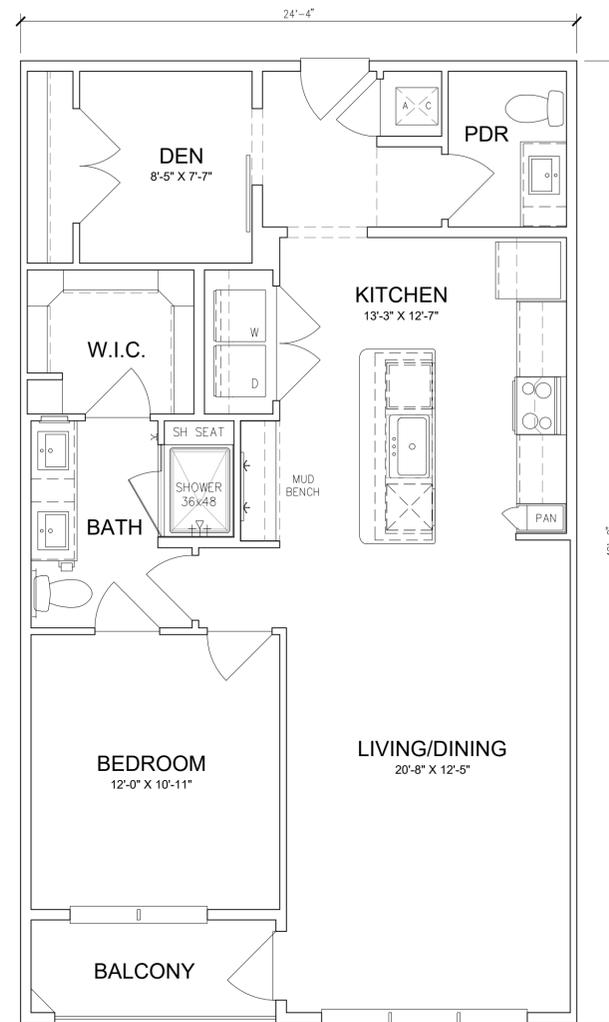
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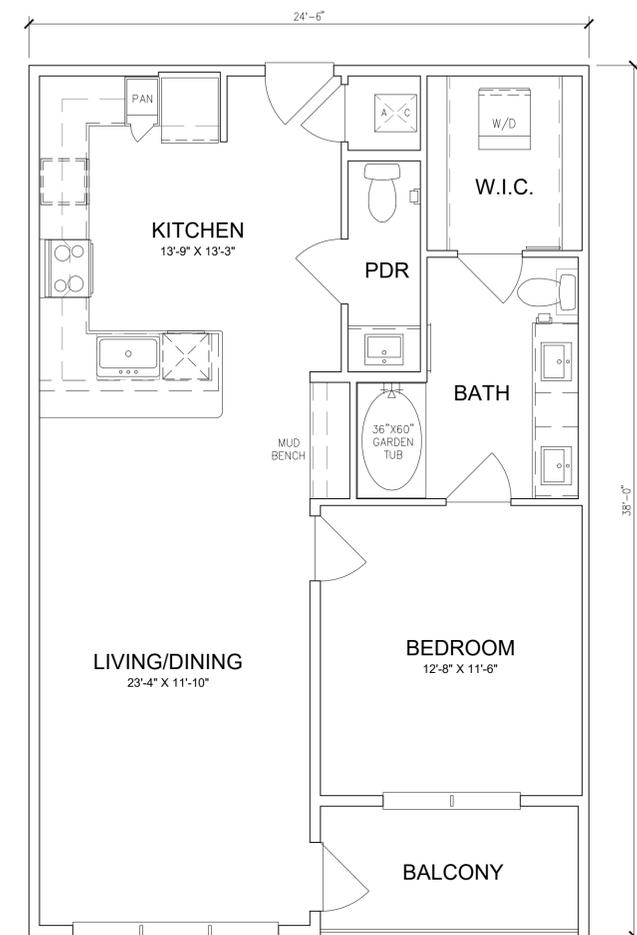
**4 UNIT A17**  
 1/4" = 1'-0"  
 NET: 953 SQ. FT.  
 GROSS: 1096 SQ. FT.



**3 UNIT A16**  
 1/4" = 1'-0"  
 NET: 1041 SQ. FT.  
 GROSS: 1566 SQ. FT.

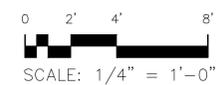


**2 UNIT A14**  
 1/4" = 1'-0"  
 NET: 972 SQ. FT.  
 GROSS: 1022 SQ. FT.



**1 UNIT A12**  
 1/4" = 1'-0"  
 NET: 864 SQ. FT.  
 GROSS: 931 SQ. FT.

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OWNER/APPLICANT  
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 SUITE 2100  
 IRVING, TX 75039

ARCHITECT  
 MECKS + PARTNERS  
 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079

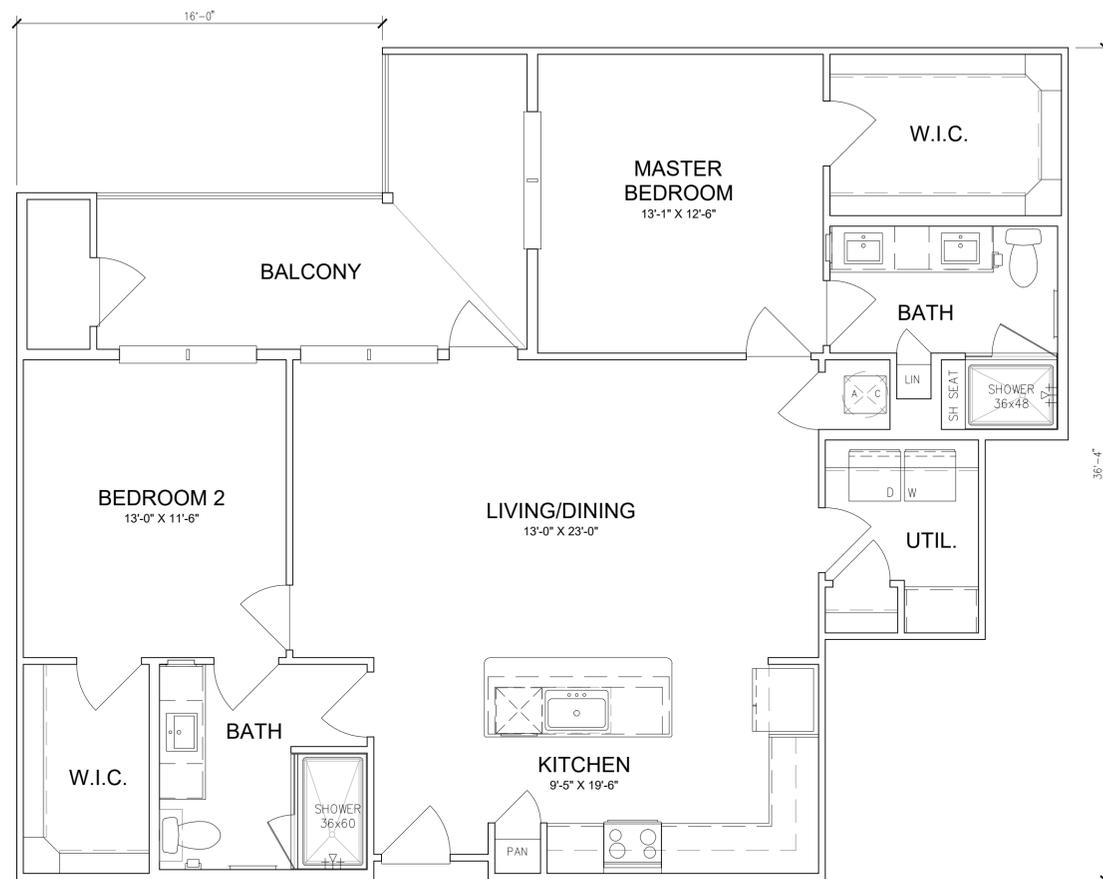
**CITY OF ADDISON INFO**  
 PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 BLOCK NO: E  
 LOT NO: 1  
 TOWN PROJECT NO: \_\_\_\_\_  
 PREPARATION DATE: 2017 11 08

**UNIT PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

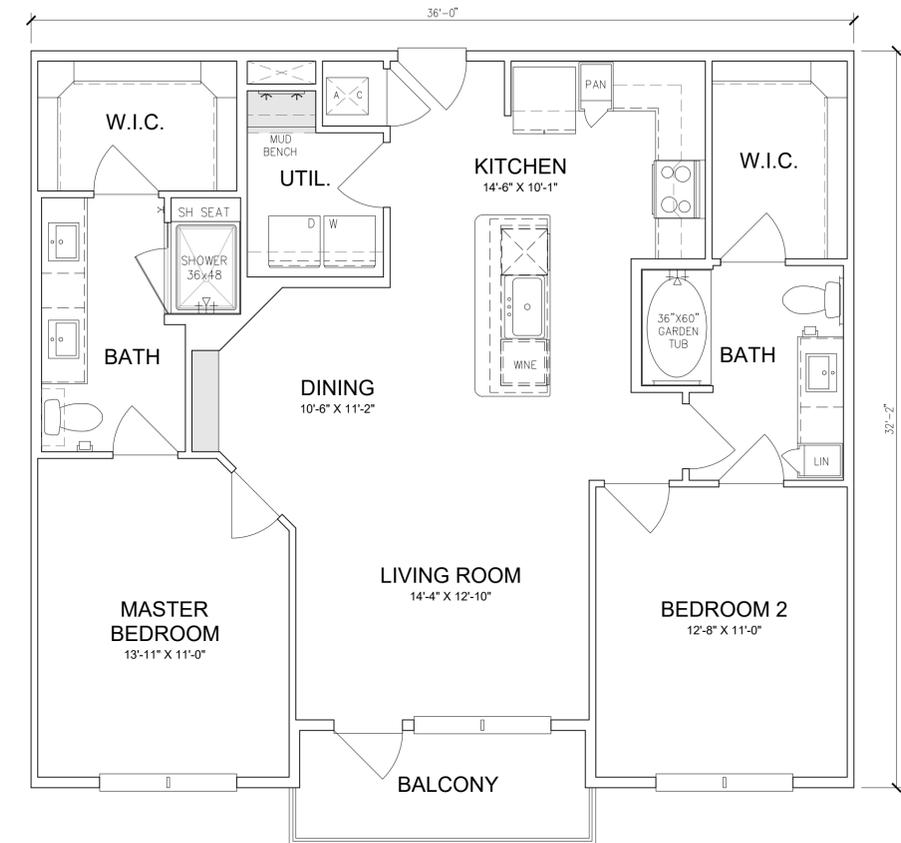
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**M P** **A-04**  
 JOB NO. 17017

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**2 UNIT B3**  
 1/4" = 1'-0"  
 NET: 1230 SQ. FT.  
 GROSS: 1423 SQ. FT.

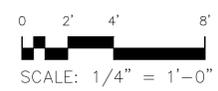


**1 UNIT B1**  
 1/4" = 1'-0"  
 NET: 1127 SQ. FT.  
 GROSS: 1185 SQ. FT.

**ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)**

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 IRVING, TX 75039

**ARCHITECT**  
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 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 BLOCK NO: E  
 LOT NO: 1

TOWN PROJECT NO: \_\_\_\_\_  
 PREPARATION DATE: 2017 11 08

**UNIT PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

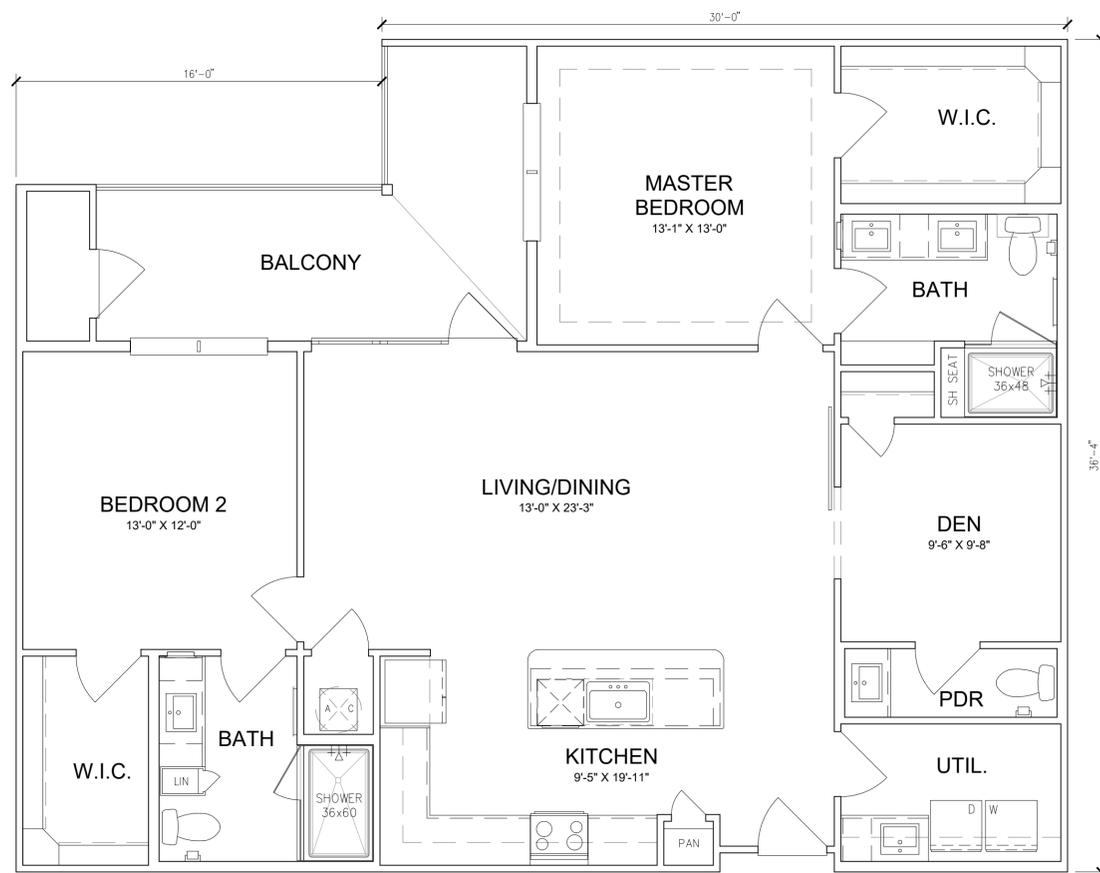
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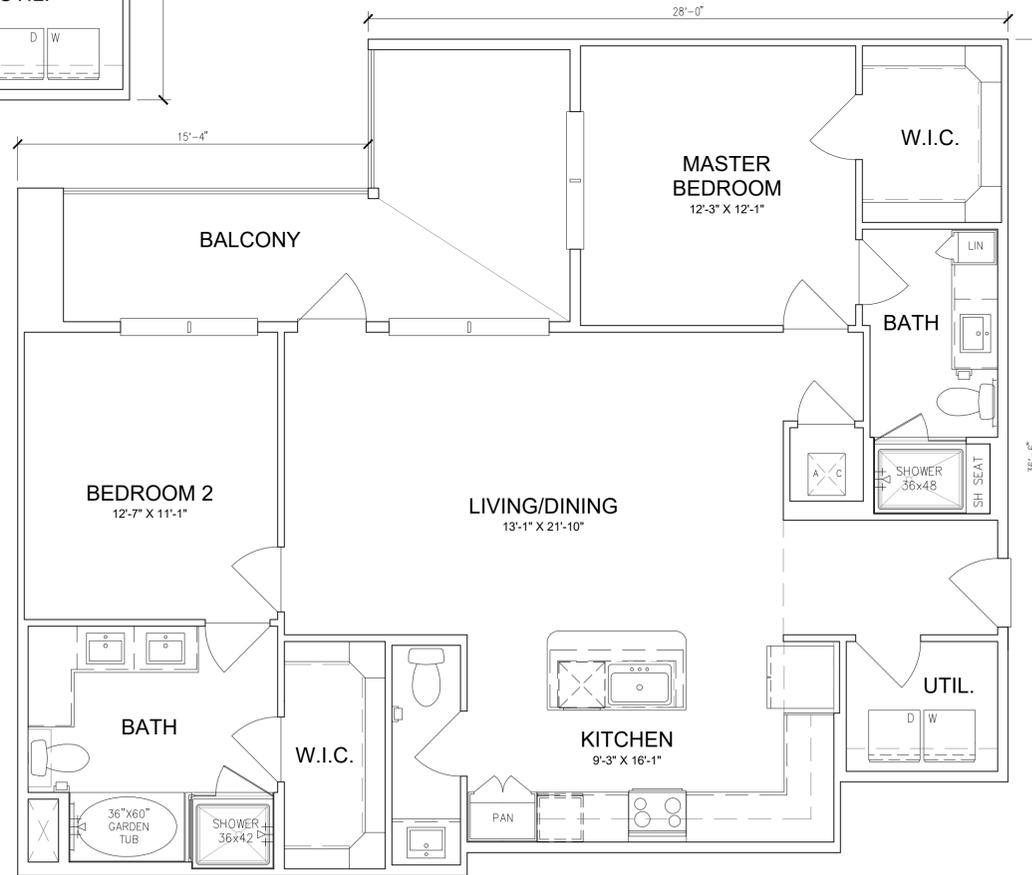
**M P**

**A-05**  
 JOB NO. 17017

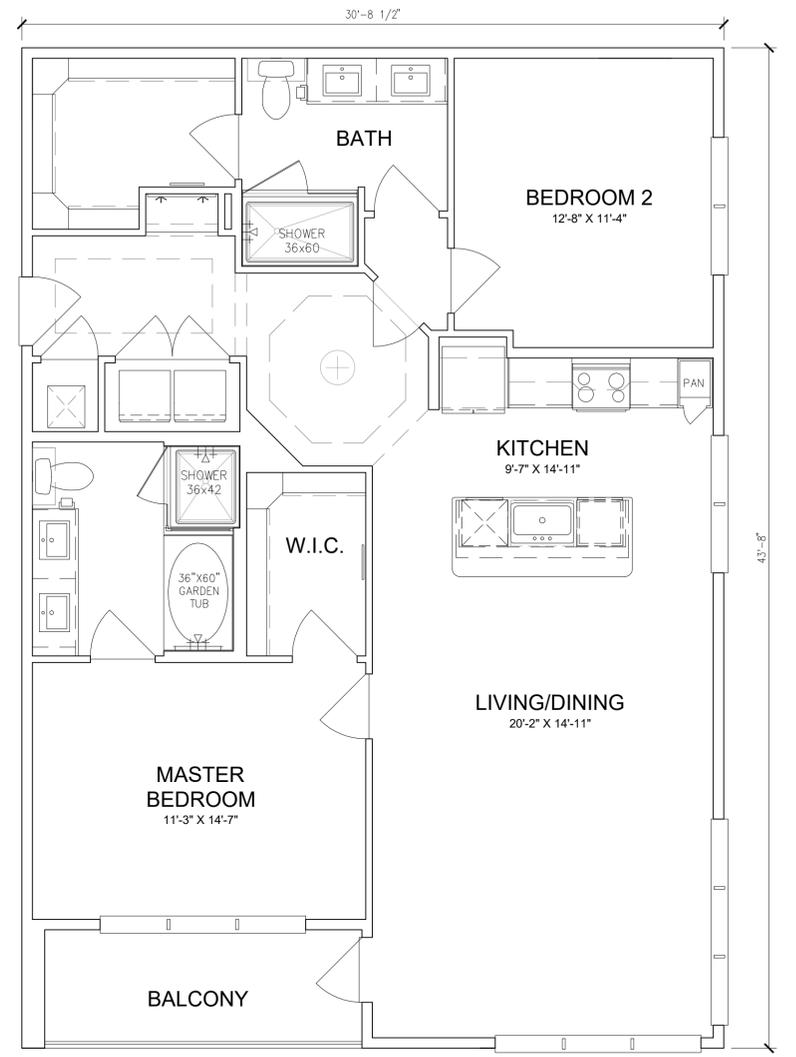
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**3 UNIT B10**  
 1/4" = 1'-0"  
 NET: 1373 SQ. FT.  
 GROSS: 1566 SQ. FT.



**2 UNIT B6**  
 1/4" = 1'-0"  
 NET: 1237 SQ. FT.  
 GROSS: 1436 SQ. FT.



**1 UNIT B5**  
 1/4" = 1'-0"  
 NET: 1264 SQ. FT.  
 GROSS: 1341 SQ. FT.

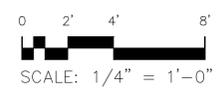
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**CITY OF ADDISON INFO**

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 BLOCK NO: E  
 LOT NO: 1  
 TOWN PROJECT NO: \_\_\_\_\_  
 PREPARATION DATE: 2017 11 08

OWNER/APPLICANT  
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 SUITE 2100  
 IRVING, TX 75039

ARCHITECT  
 MECKS + PARTNERS  
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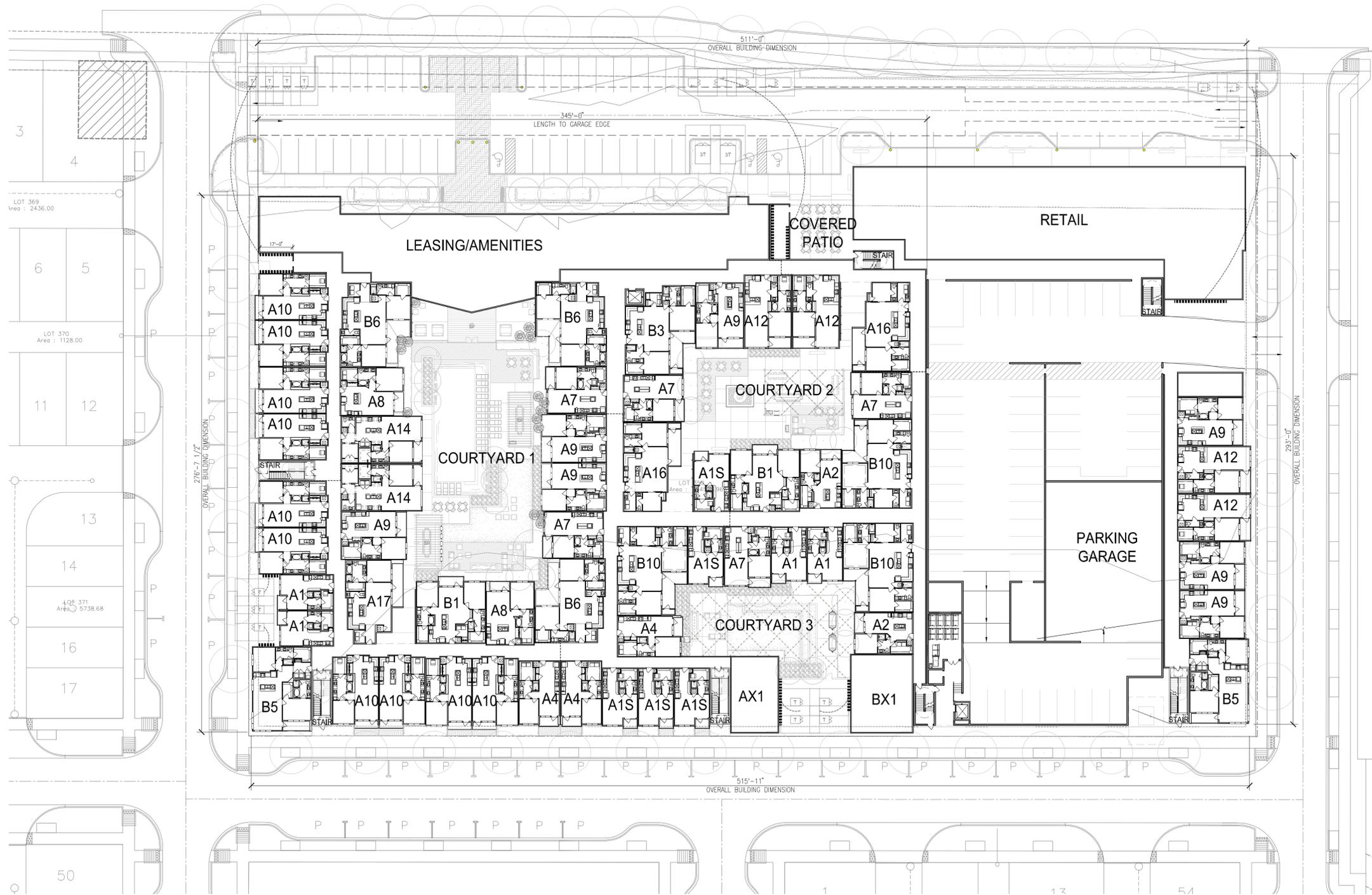


**UNIT PLANS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

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 CONCEPTUAL DESIGN

**M P** **A-06**  
 JOB NO. 17017

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**ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)**

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

1. THE ENTIRE MULTIFAMILY BUILDING AND PARKING GARAGE SHALL BE LEED CERTIFIED
2. THERE WILL BE NO LINOLEUM OR FORMICA SURFACES IN UNITS
3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

**CITY OF ADDISON INFO**

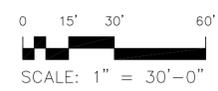
PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 BLOCK NO: E  
 LOT NO: 1

TOWN PROJECT NO: \_\_\_\_\_  
 PREPARATION DATE: 2017 11 10

OWNER/APPLICANT  
 GREYSTAR DEVELOPMENT INC  
 600 EAST LAS COLINAS BLVD  
 SUITE 2100  
 IRVING, TX 75039

ARCHITECT  
 MECKS + PARTNERS  
 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079

**1 BLDG PLAN - LVL 01**  
 1" = 30'-0"



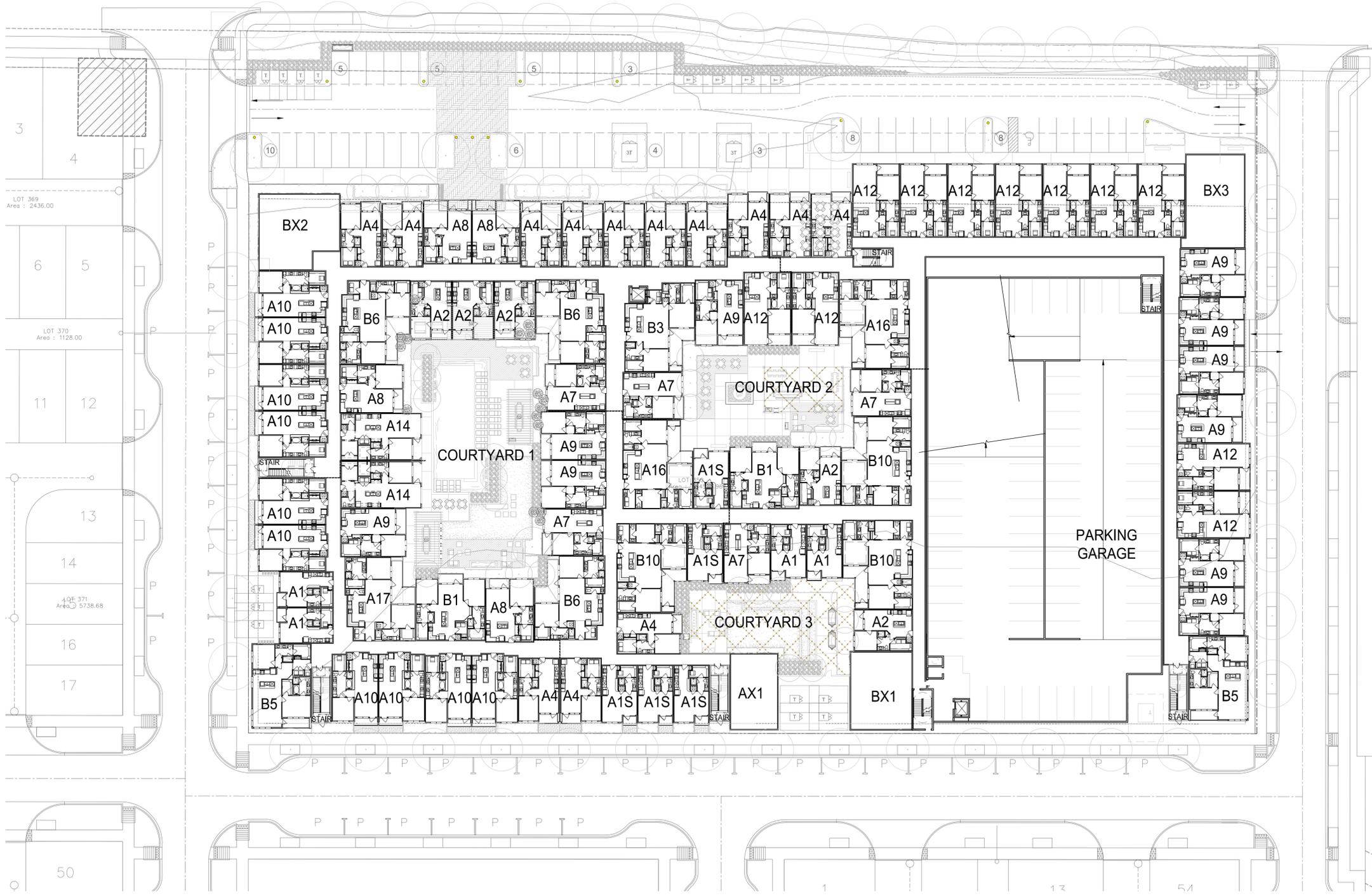
**BUILDING PLANS - ELAN ADDISON GROVES**

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meeks + Partners**  
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**M P** A-07  
 JOB NO. 17017

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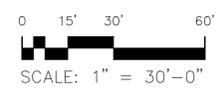


ADDITIONAL PLAN NOTES (SECTION 2.M. OF ADOPTED ORDINANCE)

THE MULTIFAMILY UNITS SHALL BE CONSTRUCTED AS FOLLOWS:

1. THE ENTIRE MULTIFAMILY BUILDING AND PARKING GARAGE SHALL BE LEED CERTIFIED
2. THERE WILL BE NO LINOLEUM OR FORMICA SURFACES IN UNITS
3. ALL UNITS SHALL BE EQUIPPED WITH ENERGY EFFICIENT APPLIANCES
4. ALL COUNTERTOPS MUST BE GRANITE, STONE, OR BETTER MATERIAL

1 BLDG PLAN - LVL 02-04  
1" = 30'-0"



OWNER/APPLICANT  
GREYSTAR DEVELOPMENT INC  
600 EAST LAS COLINAS BLVD  
SUITE 2100  
IRVING, TX 75039

ARCHITECT  
MECKS + PARTNERS  
16000 MEMORIAL DRIVE  
SUITE 100  
HOUSTON, TX 77079

**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
BLOCK NO: E  
LOT NO: 1

TOWN PROJECT NO. \_\_\_\_\_  
PREPARATION DATE: 2017 11 08

# BUILDING PLANS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

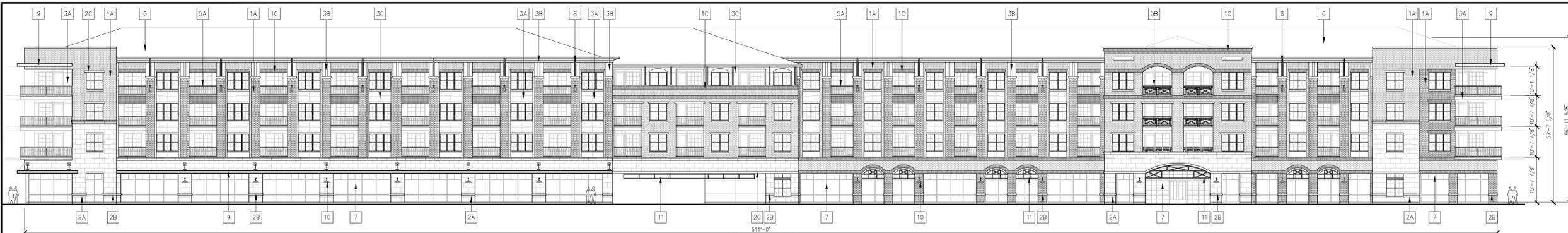
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JOB NO. 17017

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**1 NORTH ELEVATION (FRONT ELEVATION)**

1" = 20'-0"

**MATERIALS CALCULATION**

TOTAL SURFACE AREA	- 18,019 SF	
MASONRY	11,604 SF	(64.4%)
GLAZING	4,350 SF	(24.1%)
TOTAL "MASONRY CONSTRUCTION"	(88.5%)	
STUCCO	2,065 SF	(11.5%)

**% BUILD TO LINE**

OVERALL LENGTH	511'-0"
LENGTH TO GARAGE EDGE	345'-0"
BUILD-TO-LINE VARIATION LENGTH	100'-2"
PERCENTAGE VARIED	29.0%



**2 SOUTH ELEVATION**

1" = 20'-0"

**MATERIALS CALCULATION**

TOTAL SURFACE AREA	- 17,204 SF	
MASONRY	11,414 SF	(66.3%)
GLAZING	2,477 SF	(14.4%)
TOTAL "MASONRY CONSTRUCTION"	(80.7%)	
STUCCO	3,313 SF	(19.3%)

**% BUILD TO LINE**

OVERALL LENGTH	515'-11"
BUILD-TO-LINE VARIATION LENGTH	146'-5"
PERCENTAGE VARIED	28.4%



**3 EAST ELEVATION**

1" = 20'-0"

**MATERIALS CALCULATION**

TOTAL SURFACE AREA	- 10,547 SF	
MASONRY	6,981 SF	(66%)
GLAZING	2,304 SF	(22%)
TOTAL "MASONRY CONSTRUCTION"	(88%)	
STUCCO	1,262 SF	(12%)

**% BUILD TO LINE**

OVERALL BUILDING LENGTH	293'-0"
BUILD-TO-LINE VARIATION LENGTH	49'-1"
PERCENTAGE VARIED	16.8%

**ELEVATION KEYNOTE LEGEND:**

1A	BRICK VENEER SYSTEM
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK / SOLDIER COURSE
2A	STONE VENEER (BURNISHED FINISH)
2B	STONE SILL
2C	STONE LINTEL
3A	EXTERIOR STUCCO SYSTEM
3B	STUCCO COVERED FOAM CORNICE AND TRIMS
3C	STUCCO CONTROL JOINT
4	PRE-FINISHED FIBER CEMENT HORIZ. LAP SIDING
5A	GUARDRAIL SYSTEM - METAL GUARDRAIL WITH 1/2" SQUARE PICKET INFILL 4" O.C.
5B	ORNAMENTAL GUARDRAIL SYSTEM - METAL GUARDRAIL WITH 1/2" SQUARE PICKET INFILL 4" O.C.
6	COMPOSITION SHINGLE ROOF
7	STOREFRONT GLAZING SYSTEM
8	PRE-FINISHED ALUM. DECORATIVE BRACKET
9	PRE-FINISHED ALUM. CANOPY
10	DECORATIVE EXTERIOR LIGHT FIXTURE
11	DECORATIVE PRE-FINISHED METAL FRAME

**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

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ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL



**4 WEST ELEVATION**

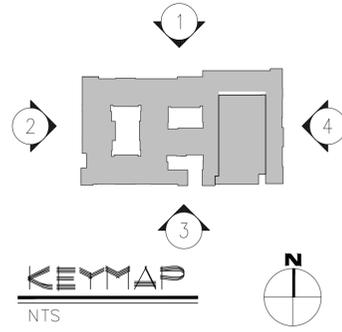
1" = 20'-0"

**MATERIALS CALCULATION**

TOTAL SURFACE AREA	- 9,779 SF	
MASONRY	6,266 SF	(64.1%)
GLAZING	2,094 SF	(21.4%)
TOTAL "MASONRY CONSTRUCTION"	(85.5%)	
STUCCO	1,419 SF	(14.5%)

**% BUILD TO LINE**

OVERALL BUILDING LENGTH	276'-7 1/2"
BUILD-TO-LINE VARIATION LENGTH	80'-11"
PERCENTAGE VARIED	29.3%



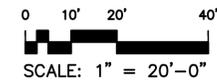
**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
 BLOCK NO: E  
 LOT NO: 1

TOWN PROJECT NO. \_\_\_\_\_  
 PREPARATION DATE: 2017 11 08

OWNER/APPLICANT  
 GREYSTAR DEVELOPMENT INC  
 600 EAST LAS COLINAS BLVD  
 SUITE 2100  
 IRVING, TX 75039

ARCHITECT  
 MECKS + PARTNERS  
 16000 MEMORIAL DRIVE  
 SUITE 100  
 HOUSTON, TX 77079



**EXTERIOR ELEVATIONS - ELAN ADDISON GROVES**  
 4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meeks + Partners**  
 ARCHITECTURE  
 LAND PLANNING

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 CONCEPTUAL DESIGN

**M P** A-09  
 JOB NO. 17017

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11  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 2,174 SF

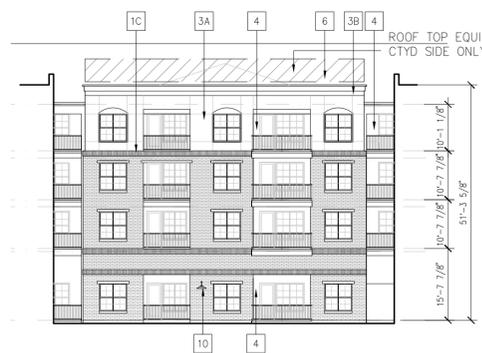
MASONRY	1,184 SF	(54.5%)
GLAZING	324 SF	(14.9%)
TOTAL "MASONRY CONSTRUCTION"		(69.4%)
STUCCO	666 SF	(30.6%)



10  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 3,648 SF

MASONRY	1,749 SF	(47.9%)
GLAZING	656 SF	(18.0%)
TOTAL "MASONRY CONSTRUCTION"		(65.9%)
STUCCO	1,243 SF	(34.1%)



9  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 2,486 SF

MASONRY	1,260 SF	(50.7%)
GLAZING	432 SF	(17.4%)
TOTAL "MASONRY CONSTRUCTION"		(68.1%)
STUCCO	794 SF	(31.9%)



8  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 3,582 SF

MASONRY	1,537 SF	(43.0%)
GLAZING	656 SF	(18.3%)
TOTAL "MASONRY CONSTRUCTION"		(61.3%)
STUCCO	1,389 SF	(38.7%)

**ELEVATION KEYNOTE LEGEND:**

1A	BRICK VENEER SYSTEM
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK / SOLDIER COURSE
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2B	STONE SILL
2C	STONE LINTEL
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7	STOREFRONT GLAZING SYSTEM
8	PRE-FINISHED ALUM. DECORATIVE BRACKET
9	PRE-FINISHED ALUM. CANOPY
10	DECORATIVE EXTERIOR LIGHT FIXTURE
11	DECORATIVE PRE-FINISHED METAL FRAME



7  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 1,394 SF

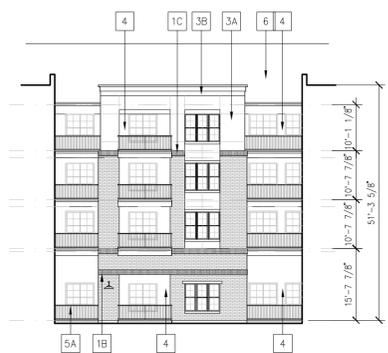
MASONRY	655 SF	(47.0%)
GLAZING	184 SF	(13.2%)
TOTAL "MASONRY CONSTRUCTION"		(60.2%)
STUCCO	555 SF	(39.8%)



6  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 2,834 SF

MASONRY	1,131 SF	(39.9%)
GLAZING	576 SF	(20.3%)
TOTAL "MASONRY CONSTRUCTION"		(60.2%)
STUCCO	1,127 SF	(39.8%)



5  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 1,379 SF

MASONRY	643 SF	(46.6%)
GLAZING	184 SF	(13.4%)
TOTAL "MASONRY CONSTRUCTION"		(60.0%)
STUCCO	552 SF	(40.0%)



4  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 2,742 SF

MASONRY	1,190 SF	(43.4%)
GLAZING	512 SF	(18.7%)
TOTAL "MASONRY CONSTRUCTION"		(62.1%)
STUCCO	1,040 SF	(37.9%)

**FAÇADE PLAN NOTES**

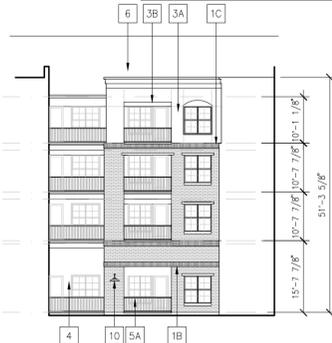
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3  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 994 SF

MASONRY	521 SF	(52.4%)
GLAZING	144 SF	(14.5%)
TOTAL "MASONRY CONSTRUCTION"		(88.5%)
STUCCO	329 SF	(33.1%)



2  
1" = 20'-0"

**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 3,221 SF

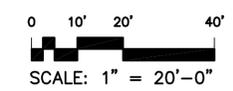
MASONRY	1,975 SF	(61.3%)
GLAZING	616 SF	(19.1%)
TOTAL "MASONRY CONSTRUCTION"		(80.4%)
STUCCO	630 SF	(19.6%)



1  
1" = 20'-0"

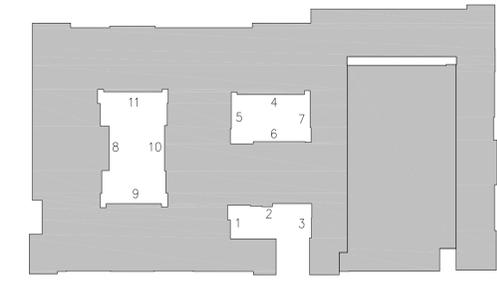
**MATERIALS CALCULATION**  
TOTAL SURFACE AREA - 993 SF

MASONRY	494 SF	(49.7%)
GLAZING	144 SF	(14.5%)
TOTAL "MASONRY CONSTRUCTION"		(64.2%)
STUCCO	355 SF	(35.8%)



**OWNER/APPLICANT**  
GREYSTAR DEVELOPMENT INC  
600 EAST LAS COLINAS BLVD  
SUITE 2100  
IRVING, TX 75039

**ARCHITECT**  
MEEKS + PARTNERS  
16000 MEMORIAL DRIVE  
SUITE 100  
HOUSTON, TX 77079



**CITY OF ADDISON INFO**

PROPOSED SUBDIVISION NAME: ADDISON GROVES  
BLOCK NO: E  
LOT NO: 1

TOWN PROJECT NO: \_\_\_\_\_  
PREPARATION DATE: 2017 11 10

# EXTERIOR ELEVATIONS - ELAN ADDISON GROVES

4150 BELT LINE ROAD - ADDISON, TEXAS - GREYSTAR DEVELOPMENT INC

**Meeks + Partners**  
ARCHITECTURE  
LAND PLANNING

**M P A-10**

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JOB NO. 17017

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City of Addison, Texas Municipal Code.  
Ordinance No. 016-013, § 1, 4-12-16  
Sec. 34-207. - Landscape Design Standards

**PARKING LOT LANDSCAPING;  
INTERIOR AREA:**

The required percentage of interior parking lot landscape shall be determined based on the following sliding scale:

PARKING LOT LANDSCAPING; INTERIOR AREA	
Total Parking Area	Interior Planting Area
7,000 - 49,999 sq.ft.	5%
50,000 - 149,000 sq.ft.	8%
150,000 sq.ft. and larger	10%

PARKING LOT AREA- 22,170 sq.ft.	
5% Required	Provided
1,108 sq.ft.	4,160 sq.ft.

**PARKING LOT LANDSCAPING; PERIMETER**

The perimeter parking lot landscape strip shall be at least five feet wide for sites larger than 10,000 sq. ft.

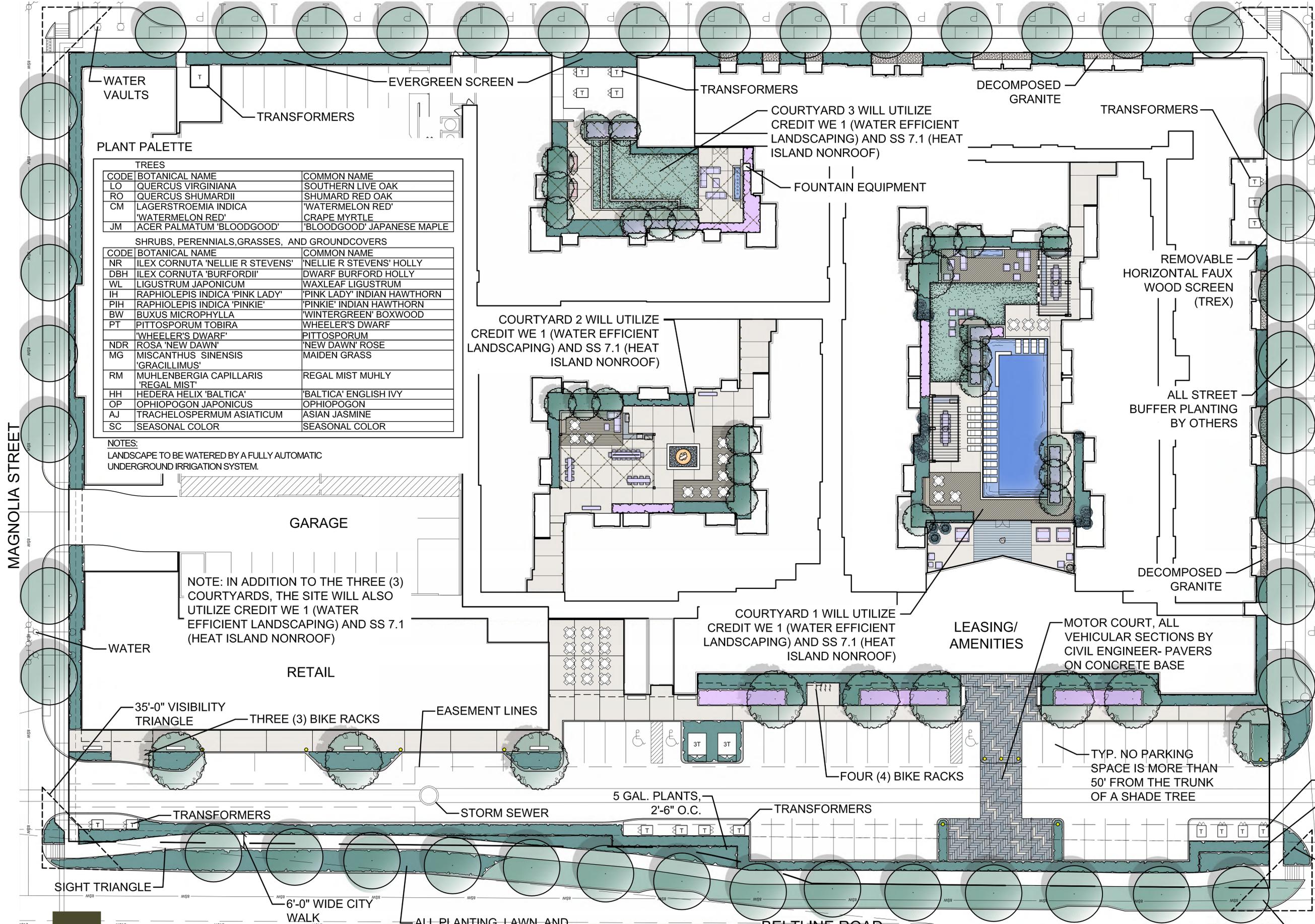
The minimum requirement for perimeter landscaping five feet wide shall be one (1) 4 inch caliper shade tree for each 35 linear feet of perimeter and one (1) shrub planted minimum 3 to 3-1/2 feet on center.

PARKING LOT PERIMETER- 521 ft.	
Required	Provided
521 ft./35 = 14 Trees	14 Trees
521 ft./3 = 173 Shrubs	380 Shrubs

**SECTION 13.- OPEN SPACE**

In addition to paved parking and driving areas, at least ten percent of the lot shall be maintained in landscaped open area.

OPEN SPACE	
Required	Provided
10% of the lot to be open space- 182,670 sf x 10% = 18,267 sf	37,230 sf or 20%



**PLANT PALETTE**

TREES		
CODE	BOTANICAL NAME	COMMON NAME
LO	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
RO	QUERCUS SHUMARDII	SHUMARD RED OAK
CM	LAGERSTROEMIA INDICA 'WATERMELON RED'	'WATERMELON RED' CRAPE MYRTLE
JM	ACER PALMATUM 'BLOODGOOD'	'BLOODGOOD' JAPANESE MAPLE

SHRUBS, PERENNIALS, GRASSES, AND GROUNDCOVERS		
CODE	BOTANICAL NAME	COMMON NAME
NR	ILEX CORNUTA 'NELLIE R STEVENS'	'NELLIE R STEVENS' HOLLY
DBH	ILEX CORNUTA 'BURFORDII'	DWARF BURFORD HOLLY
WL	LIGUSTRUM JAPONICUM	WAXLEAF LIGUSTRUM
IH	RAPHIOLEPIS INDICA 'PINK LADY'	'PINK LADY' INDIAN HAWTHORN
PIH	RAPHIOLEPIS INDICA 'PINKIE'	'PINKIE' INDIAN HAWTHORN
BW	BUXUS MICROPHYLLA	'WINTERGREEN' BOXWOOD
PT	PITTOSPORUM TOBIRA	WHEELER'S DWARF
	'WHEELER'S DWARF'	PITTOSPORUM
NDR	ROSA 'NEW DAWN'	'NEW DAWN' ROSE
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
RM	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY
HH	HEDERA HELIX 'BALTICA'	'BALTICA' ENGLISH IVY
OP	OPHIOPOGON JAPONICUS	OPHIOPOGON
AJ	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE
SC	SEASONAL COLOR	SEASONAL COLOR

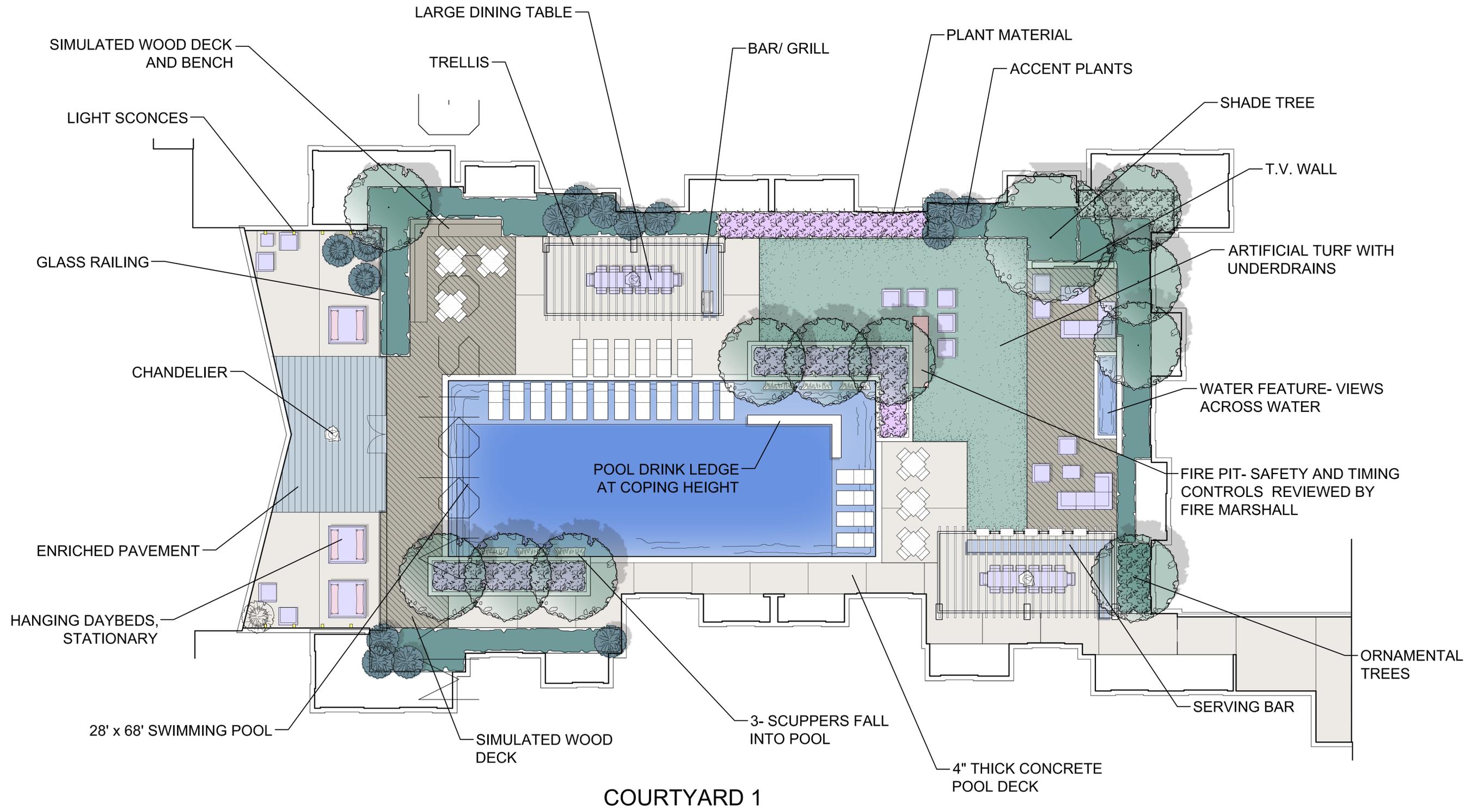
**NOTES:**  
LANDSCAPE TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

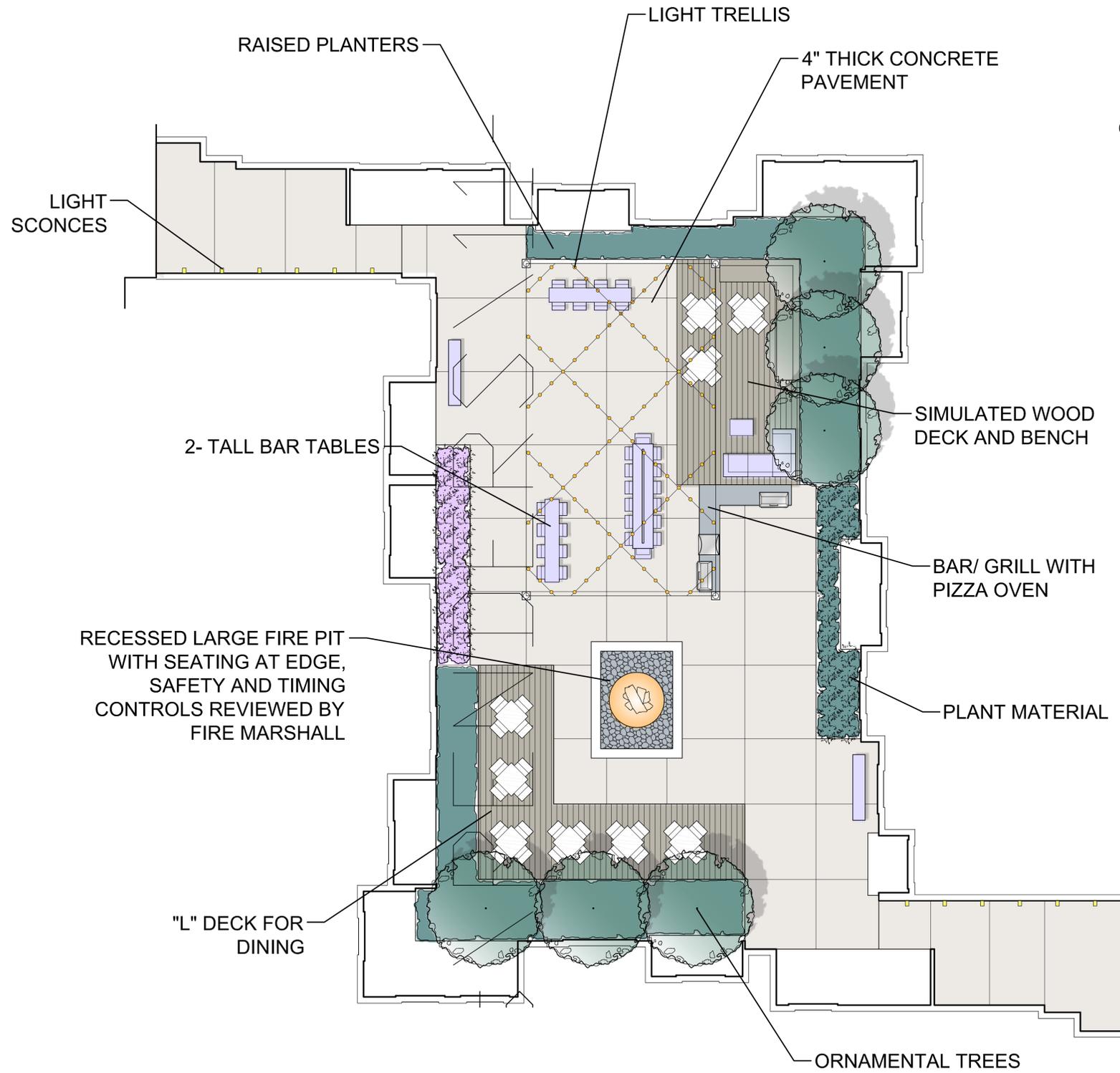
NOTE: IN ADDITION TO THE THREE (3) COURTYARDS, THE SITE WILL ALSO UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

COURTYARD 2 WILL UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

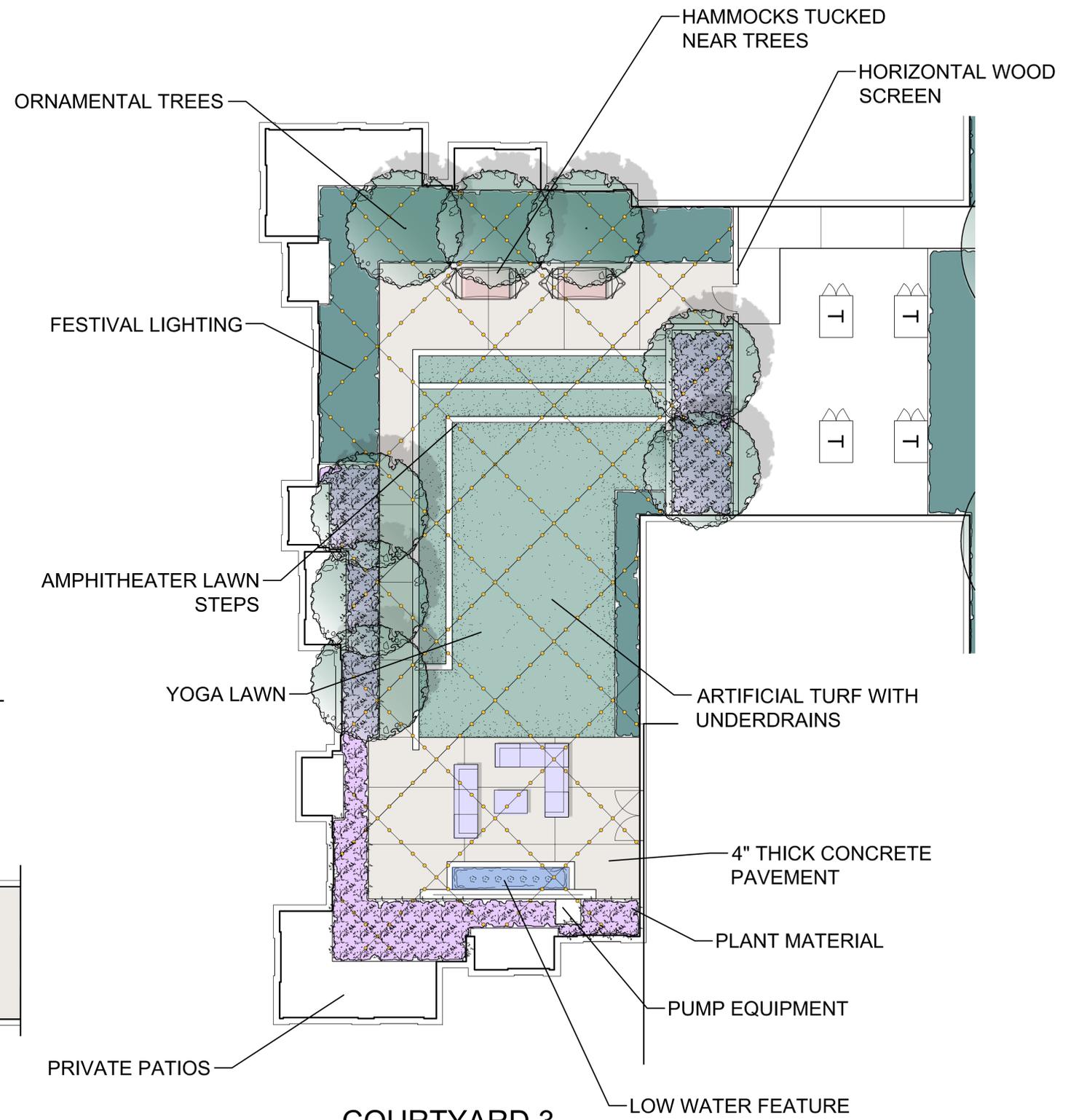
COURTYARD 1 WILL UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

COURTYARD 3 WILL UTILIZE CREDIT WE 1 (WATER EFFICIENT LANDSCAPING) AND SS 7.1 (HEAT ISLAND NONROOF)

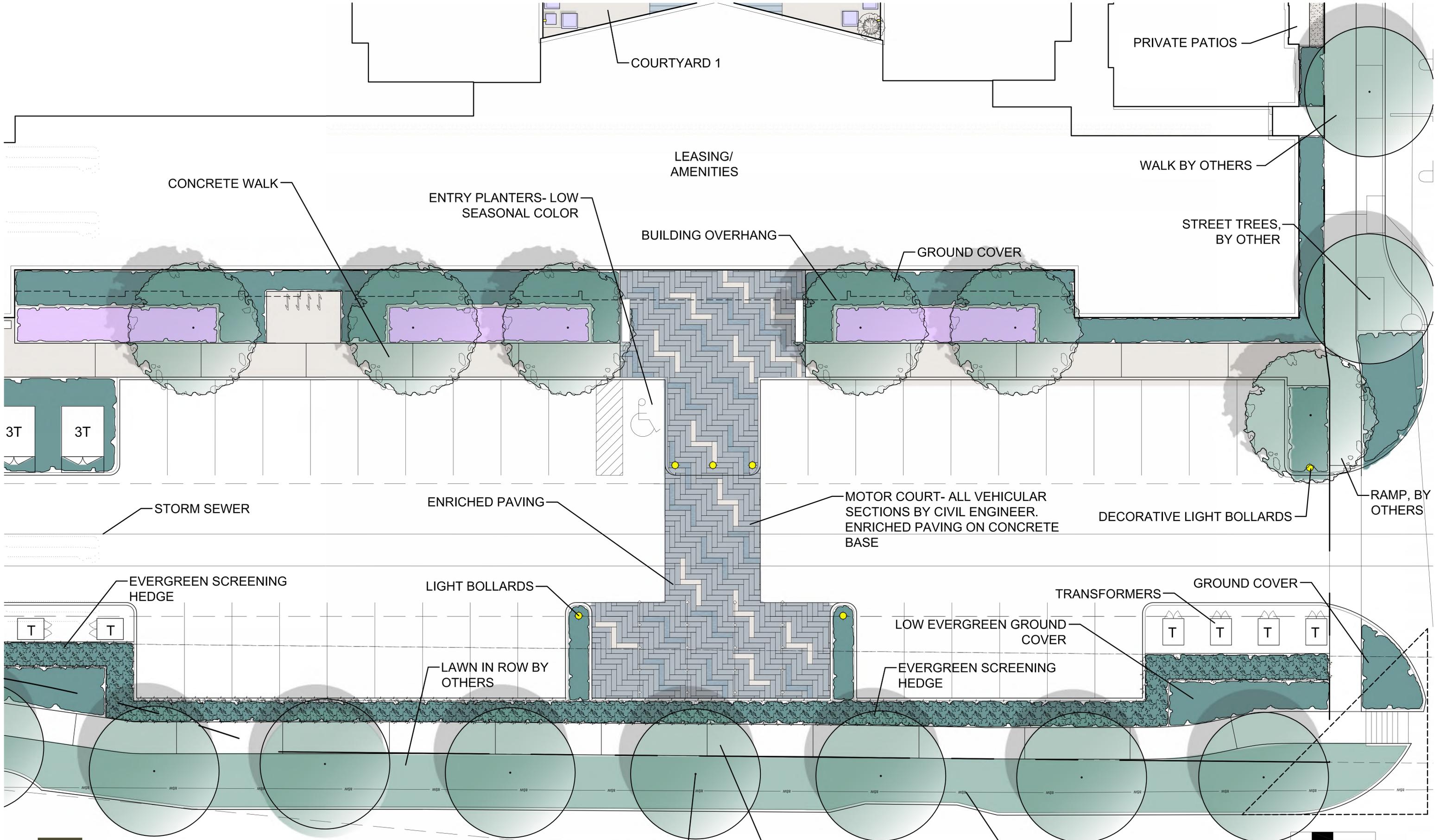


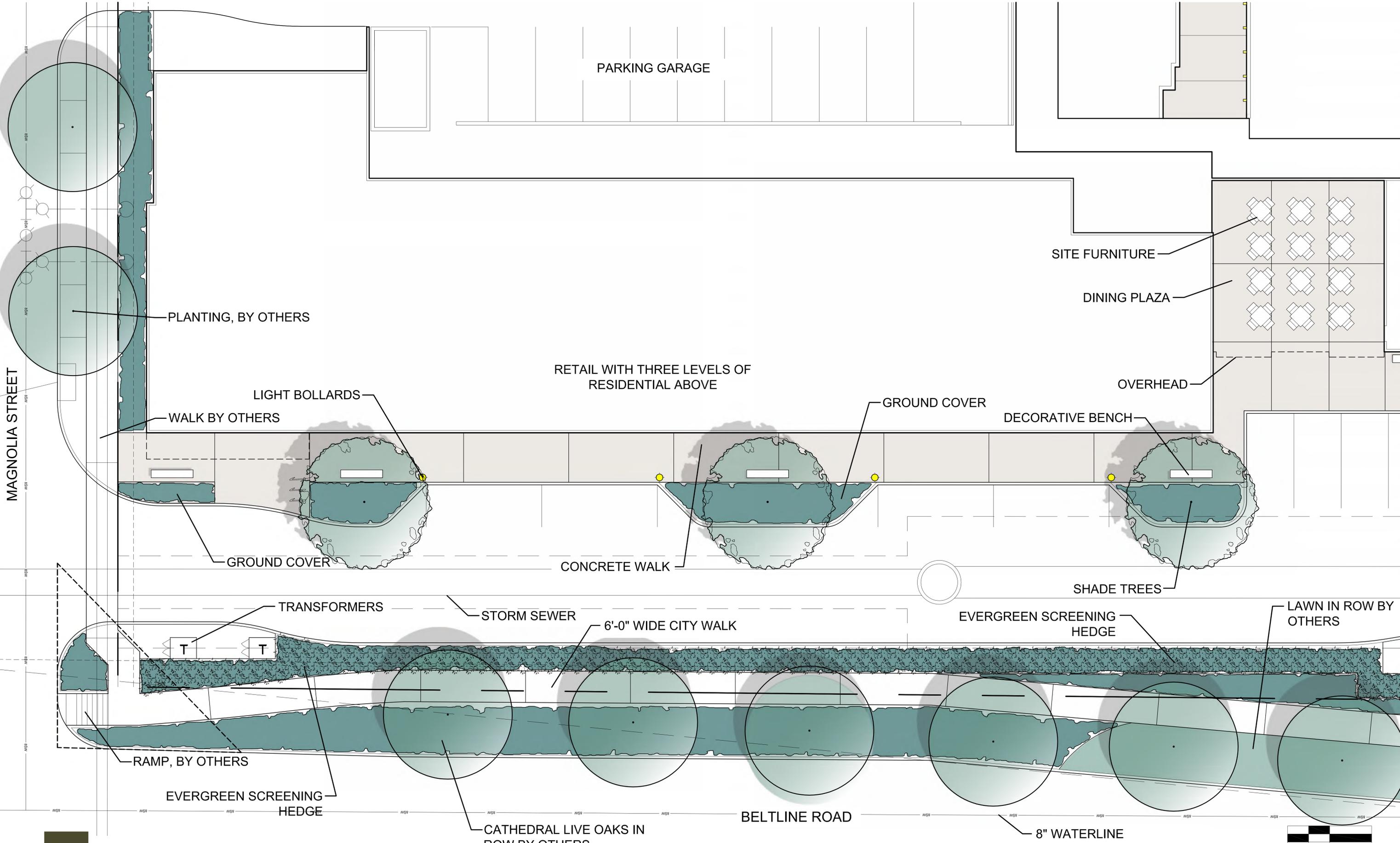


COURTYARD 2



COURTYARD 3





MAGNOLIA STREET

PARKING GARAGE

PLANTING, BY OTHERS

WALK BY OTHERS

LIGHT BOLLARDS

GROUND COVER

RETAIL WITH THREE LEVELS OF RESIDENTIAL ABOVE

CONCRETE WALK

GROUND COVER

SITE FURNITURE

DINING PLAZA

OVERHEAD

DECORATIVE BENCH

SHADE TREES

TRANSFORMERS

STORM SEWER

6'-0" WIDE CITY WALK

EVERGREEN SCREENING HEDGE

LAWN IN ROW BY OTHERS

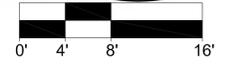
RAMP, BY OTHERS

EVERGREEN SCREENING HEDGE

CATHEDRAL LIVE OAKS IN ROW BY OTHERS

BELTLINE ROAD

8" WATERLINE



**GREYSTAR**

**ADDISON GROVES**



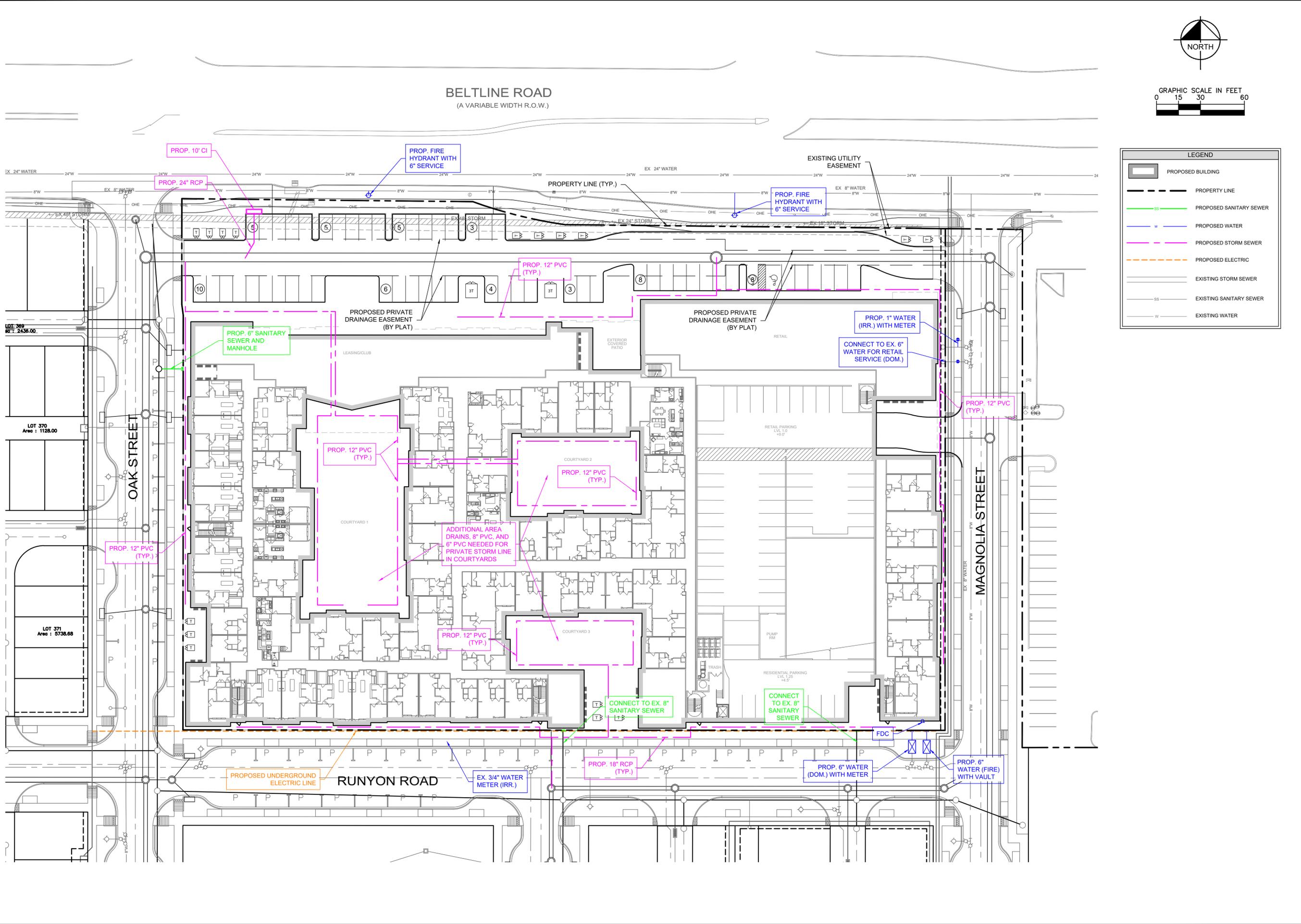
**SITE DEVELOPMENT PLAN**

DATE: 11-10-17

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

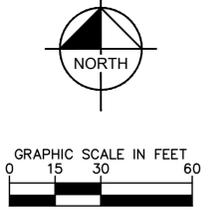
LS-4

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**LEGEND**

- PROPOSED BUILDING
- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER



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 WWW.KIMLEY-HORN.COM TX F-928

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**PRELIMINARY UTILITY AND DRAINAGE PLAN**

FOR REVIEW ONLY  
 Not for construction or permit purposes.

**Kimley-Horn**  
 Engineer: DAVID E MEYERS  
 P.E. No. 81512 Date: 11/09/2017

---

KHA PROJECT 067771646	SCALE AS SHOWN	DESIGNED BY DEM	CHECKED BY DEM
DATE 11/09/2017	DRAWN BY JKL		

---

**APPLICANT:**  
 MEKES + PARTNERS  
 16000 MEMORIAL DR., SUITE 100  
 HOUSTON, TX 77079  
 (281) 558-8787

**OWNER:**  
 GREYSTAR  
 600 E. LAS COLINAS BLVD., SUITE 2100  
 DALLAS, TX 75089  
 (469) 371-3176

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**ADDISON GROVES**  
 4150 BELT LINE RD., ADDISON, TX 75001

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**PRELIMINARY UTILITY AND DRAINAGE PLAN**

SHEET NUMBER  
**UD-1**