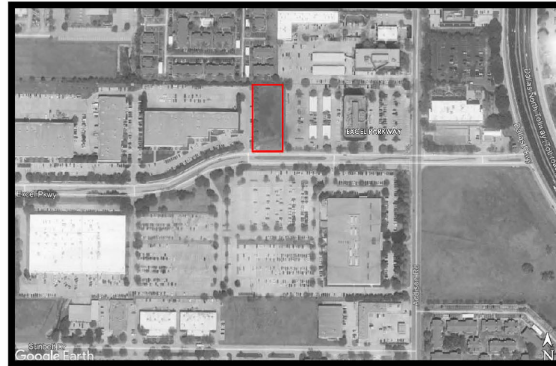


EXCEL PARKWAY

SITE PLAN

SCALE 1/16"= 1'-0"



VICINITY MAP

(NOT TO SCALE)

PARKING ANALYSIS	TOTAL PROVIDED
PARKING	12,754/300
PARKING REQUIRED	43
TOTAL PARKING PROVIDED	58
REGULAR	50
COMPACT	8

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 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.

EXISTING ZONING	COMMERCIAL 1 WHICH ALLOWS OFFICE
PROPOSED ZONING	PD
PROPOSED USE	OFFICE BUILDING
LOT AREA	42,622 SF.FT 0.98 ACRES
BUILDING HEIGHT	2 STORIES BUILDING MAX HEIGHT 29'-2"
PARKING	1/300 GROSS SF
SQUARE FOOTAGE IMPERVIOUS SURFACE	APPROX. 31,022 SF.

BUILDING S.F.	TOTAL PROVIDED
GROUND LEVEL:	8,225 SF
MEZZANINE LEVEL:	3,122 SF
GARAGE/STORAGE:	1,407 SF
TOTAL AC:	11,347 SF
OVERALL:	12,754 SF

ACTION	
APPROVED	DENIED
STAFF _____	_____
COUNCIL _____	_____

APPLICANT	
NAME	HEDK REAL ESTATE, LLC
ADDRESS	4202 BELTWAY DR
PHONE	2145208878
SURVEYOR/ENGINEER	PKE ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION	
BLOCK _____	LOT _____
DESIGNATION _____	NUMBER _____
ACREAGE _____	ABSTRACT/ SURVEY _____
TOWN PROJECT NUMBER _____	

PREPARATION DATE: 5/14/19



REVISIONS

4595 EXCEL PARKWAY

ADDISON, TX.

BGO ARCHITECTS

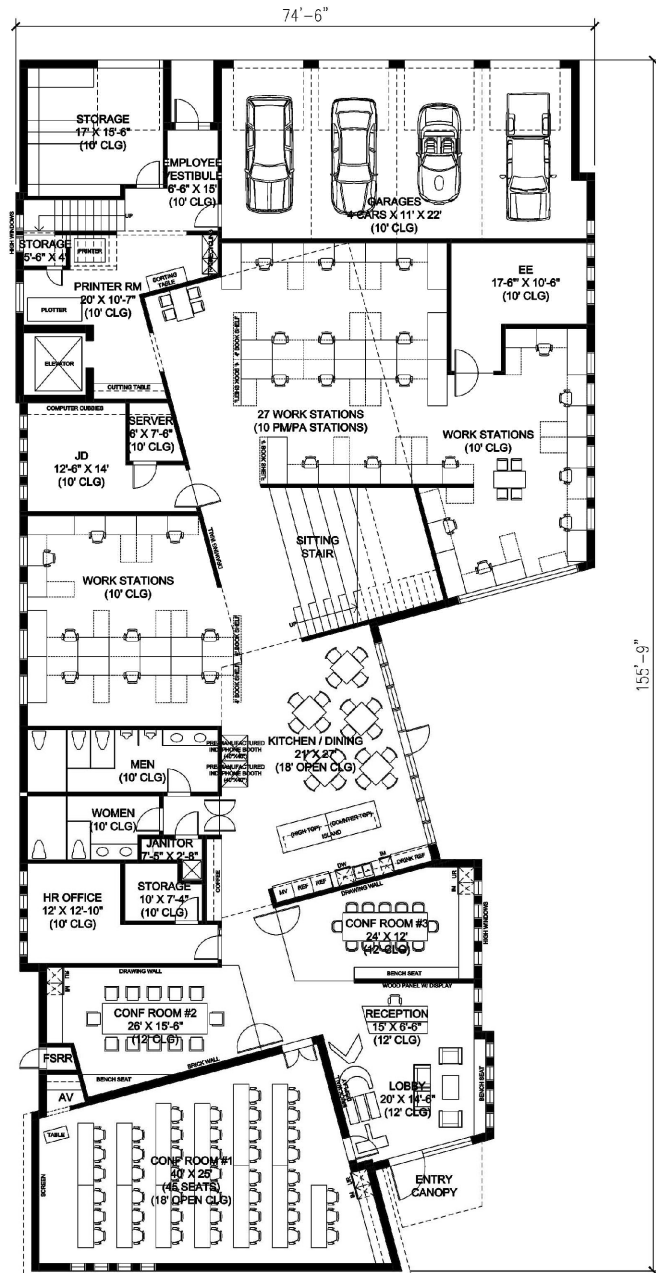
4202 Beltway Drive
Addison, TX 75001
214-520-8878
bgoarchitects.com

DATE
05-14-2019

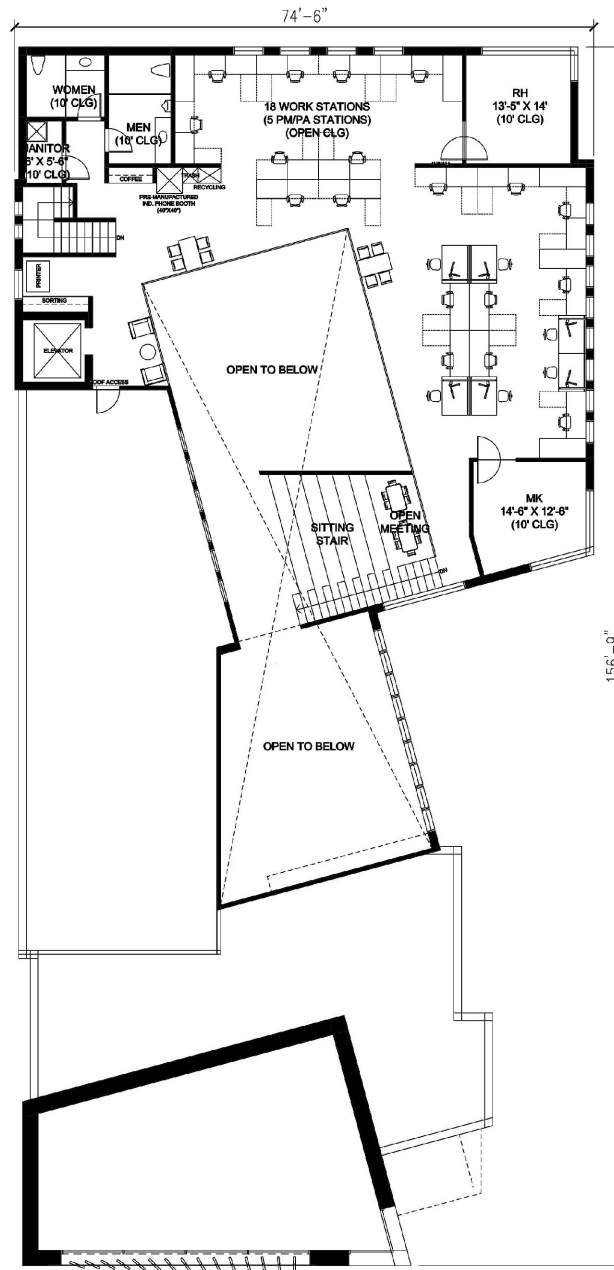
PROJECT
19100

SHEET NUMBER
A1-01

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GROUND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

ACTION		
APPROVED	DENIED	
STAFF	Date	initials
COUNCIL	Date	initials

APPLICANT	
NAME	HEDK REAL ESTATE, LLC
ADDRESS	4202 BELTWAY DR
PHONE	2145208878
SURVEYOR/ ENGINEER	PKE ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION		
BLOCK	LOT	LOT 5+19
DESIGNATION	NUMBER	
ACREAGE	978	ABSTRACT/ SURVEY
TOWN PROJECT NUMBER		

PREPARATION DATE: 5/4/19



REVISIONS

NO.	DATE	DESCRIPTION

4595 EXCEL PARKWAY
ADDISON, TX.

BGO
ARCHITECTS

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE

05-06-2019

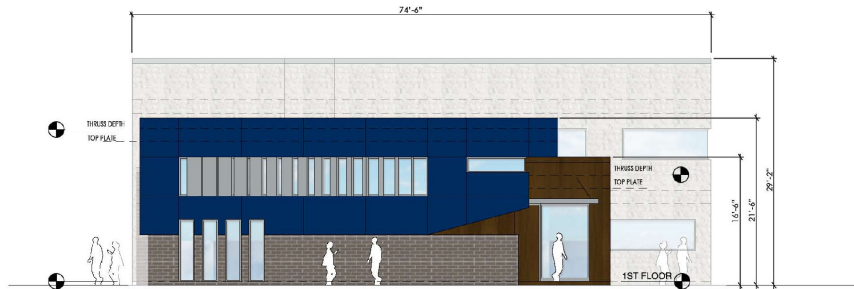
PROJECT

19100

SHEET NUMBER

A3-00

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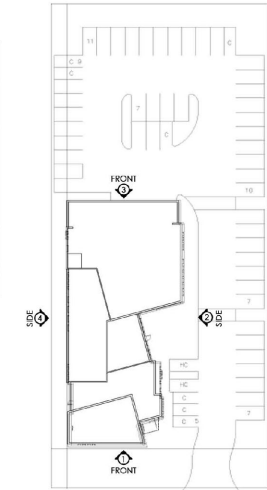
1 SOUTH BUILDING ELEVATION (FRONT EXCEL PARKWAY)
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL CALS

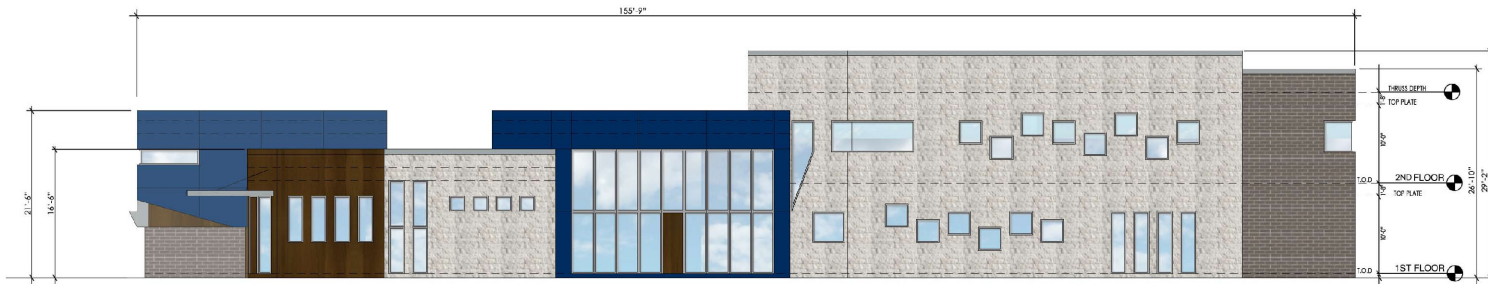
ELEVATION ORIENTATION MATERIALS	SOUTH			EAST		
	TOTAL S.F.	%	% MATERIAL EXCLUDING GLAZING	TOTAL S.F.	%	% MATERIAL EXCLUDING GLAZING
METAL PANEL	685 S.F.	53%	72%	749 S.F.	17%	22%
BRICK	263 S.F.	21%	28%	349 S.F.	8%	10%
STONE	335 S.F.	26%		2,310 S.F.	53%	67%
GLAZING AND/ OR DOORS/WINDOWS				967 S.F.	22%	
TOTAL AREA MATERIAL (EXCLUDING GLAZING)			948 S.F.			3,428 S.F.
TOTAL AREA (INCLUDING GLAZING)	1,283 S.F.			4,395 S.F.		

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. Road access shall be provided internally, unless otherwise permitted by the Chief Building Official.



BUILDING KEY PLAN



2 EAST BUILDING ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

ACTION

APPROVED DENIED

STAFF _____ Date _____ in/8/19
COUNCIL _____ Date _____ in/8/19

APPLICANT

NAME _____ HEDK REAL ESTATE, LLC
ADDRESS _____ 4202 BELTWAY DR
PHONE _____ 2145208878
SURVEYOR/ENGINEER _____ PKE ENGINEER

PROPOSED SUBDIVISION NAME: _____
CARROLL ESTATES ADDITION

BLOCK _____ LOT _____ LOT 5+19
DESIGNATION _____ NUMBER _____
ACREAGE _____ 978 ABSTRACT/ SURVEY
TOWN PROJECT _____
NUMBER _____

PREPARATION DATE: 5/4/19



B1 - BRICK
MANUFACTURER:
ALICE-BRICK
COLOR: CHARCOAL
CHAT



S1 - STONE
MANUFACTURER:
ELEGANT
COLOR: WINTERFALL



M1 - METAL PANEL 1
MANUFACTURER:
CONCRETE MEDIUM METAL
PANEL SYSTEM
(PRINCIPAL - BRITAIN)
COLOR: 9926 ARABIAN BLUE



M2 - METAL PANEL
MANUFACTURER:
LONGCROWN
6" V GROOVE
COLOR: (ASB) WALNUT



D1 - OVERHEAD DOOR
MANUFACTURER:
LUSHAWCONE
TUBS W/ CLEAR LONG
WINDOWS
COLOR: BRONZE



W1 - WINDOW
MANUFACTURER:
MELGANG
COLOR: CLEAR ANODIZED



5/6/19

REVISIONS

4595 EXCEL PARKWAY
ADDISON, TX.

BGO ARCHITECTS

4202 Beltway Drive
Addison, TX 75001
214-520-8878
bgoarchitects.com

DATE

05-06-2019

PROJECT

19100

SHEET NUMBER

A4-00

PREPARATION DATE: 5/4/19

5/4/19

5/4/19

5/4/19

5/4/19

5/4/19

5/4/19

5/4/19

5/4/19

5/4/19

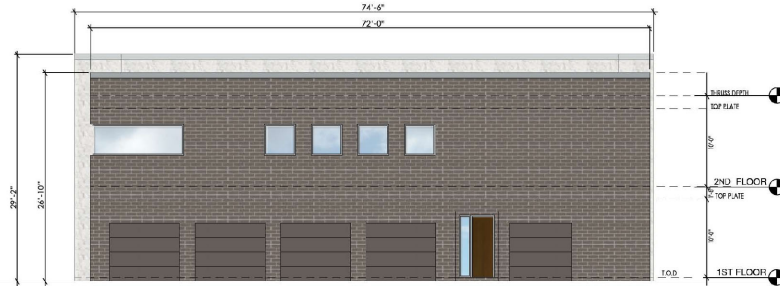
5/4/19

5/4/19

5/4/19

3 NORTH BUILDING ELEVATION (REAR)

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



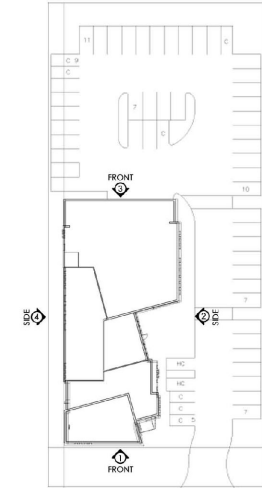
ELEVATION MATERIAL CALS

ELEVATION ORIENTATION MATERIALS	NORTH			WEST		
	TOTAL S.F.	%	% MATERIAL EXCLUDING GLAZING	TOTAL S.F.	%	% MATERIAL EXCLUDING GLAZING
METAL PANEL	1,330 S.F.	73%	100%	316 S.F.	10%	11%
BRICK	1,489 S.F.	49%		916 S.F.	29%	55%
STONE	482 S.F.	27%		263 S.F.	9%	34%
GLAZING AND/ OR DOORS/WINDOWS						
TOTAL AREA MATERIAL (EXCLUDING GLAZING)			1,330 S.F.			2,721 S.F.
TOTAL AREA (INCLUDING GLAZING)	1,812 S.F.			2,984 S.F.		

FACADE PLAN NOTES

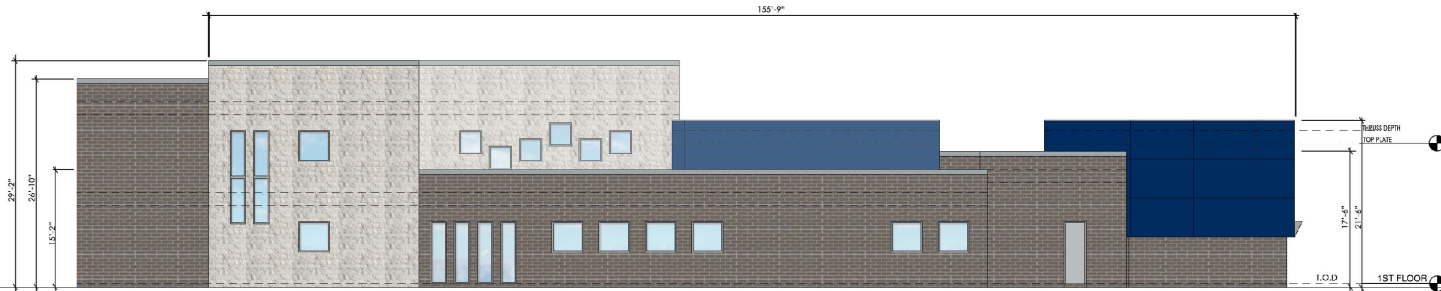
1. This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
2. All mechanical units shall be screened from public view as required by the Zoning Ordinance.
3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
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5. Road access shall be provided internally, unless otherwise permitted by the Chief Building Official.

BUILDING KEY PLAN



4 WEST BUILDING ELEVATION (SIDE)

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



B1 - BRICK
MANUFACTURER:
ALICE-BRICK
COLOR: CHARCOAL
GRAY



S1 - STONE
MANUFACTURER:
ELEGANT
COLOR: WINTERFALL



M1 - METAL PANEL 1
MANUFACTURER:
CONCRETE MEDIUM METAL
PANEL SYSTEM
(PRINCIPAL - BRITAIN)
COLOR: 9926 ARABIAN BLUE



M2 - METAL PANEL
MANUFACTURER:
LONGRANGE
6" V GROOVE
COLOR: JASPER WALKER



D1 - OVERHEAD DOOR
MANUFACTURER:
LUSHAWOOD
TUBES W/ CLEAR LONG
WINDOWS
COLOR: BRONZE



W1 - WINDOW
MANUFACTURER:
MELGARD
COLOR: CLEAR ANODIZED

ACTION	
APPROVED	DENIED
STAFF _____ Date _____	in/08 _____
COUNCIL _____ Date _____	in/08 _____

APPLICANT	
NAME	HEDK REAL ESTATE, LLC
ADDRESS	4202 BELTWAY DR
PHONE	2145208878
SURVEYOR/ ENGINEER	PKE ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION	
BLOCK _____	LOT _____
DESIGNATION _____	NUMBER _____
ACREAGE _____	ABSTRACT/ SURVEY _____
TOWN PROJECT NUMBER _____	

PREPARATION DATE: 5/4/19



REVISIONS

NO.	DATE	DESCRIPTION

4595 EXCEL PARKWAY
ADDISON, TX.

BGO ARCHITECTS

4202 Beltway Drive
Addison, TX 75001
214-520-8878
bgoarchitects.com

DATE

05-06-2019

PROJECT

19100

SHEET NUMBER

A4-01

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METAL PANEL EXTERIOR FINISH
PRESSURE TREATED 2X4 @ 3'-0" O.C.

3" METAL FENCE POLE

6"X6"X1/4" STEEL COLUMN
ANCHORED IN CONCRETE FOUNDATION

(3) 1/4" THICK STEEL HINGES

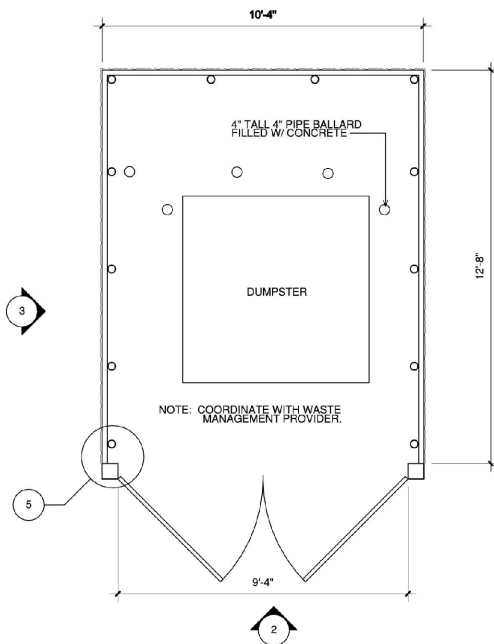
3"X3"X1/4" STEEL TUBE

1x3 STEEL TUBE

CORR. STL. PANELS

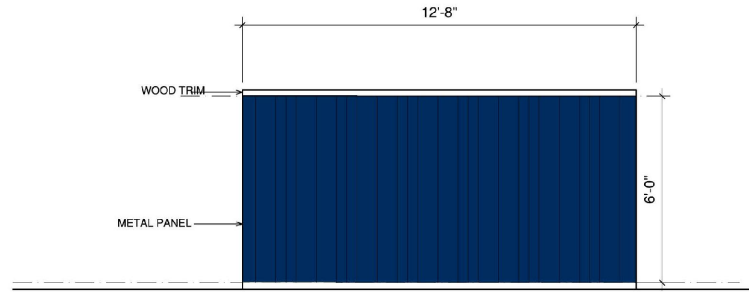
5 GATE HINGE DETAIL

SCALE 3"=1'-0"



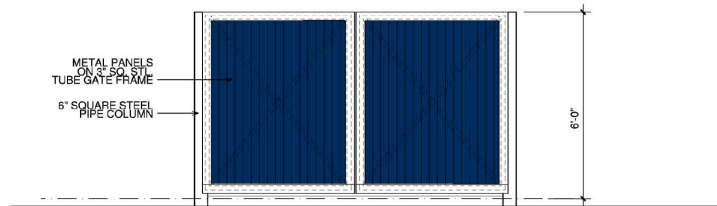
1 DUMPSTER SCREEN PLAN

SCALE 1/2"=1'-0"



3 END ELEVATION

SCALE 1/2"=1'-0"



2 FRONT ELEVATION

SCALE 1/2"=1'-0"

FACADE PLAN NOTES

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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.

ACTION

	APPROVED	DENIED
STAFF	_____ Date _____	_____ in 3/08
COUNCIL	_____ Date _____	_____ in 3/08

APPLICANT

NAME HEDK REAL ESTATE, LLC
 ADDRESS 4202 BELTWAY DR
 PHONE 2145208878
 SURVEYOR/
 ENGINEER PKE ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION

BLOCK _____ LOT LOT 5+19
 DESIGNATION _____ NUMBER _____
 ACREAGE .978 ABSTRACT/
 TOWN PROJECT _____ SURVEY _____
 NUMBER _____

PREPARATION DATE: 5/4/19



REVISIONS

NO.	DESCRIPTION	DATE

4595 EXCEL PARKWAY

ADDISON, TX.

BGO ARCHITECTS

4202 Beltway Drive
 Addison, TX 75001
 214-520-8878
 bgoarchitects.com

DATE

05-06-2019

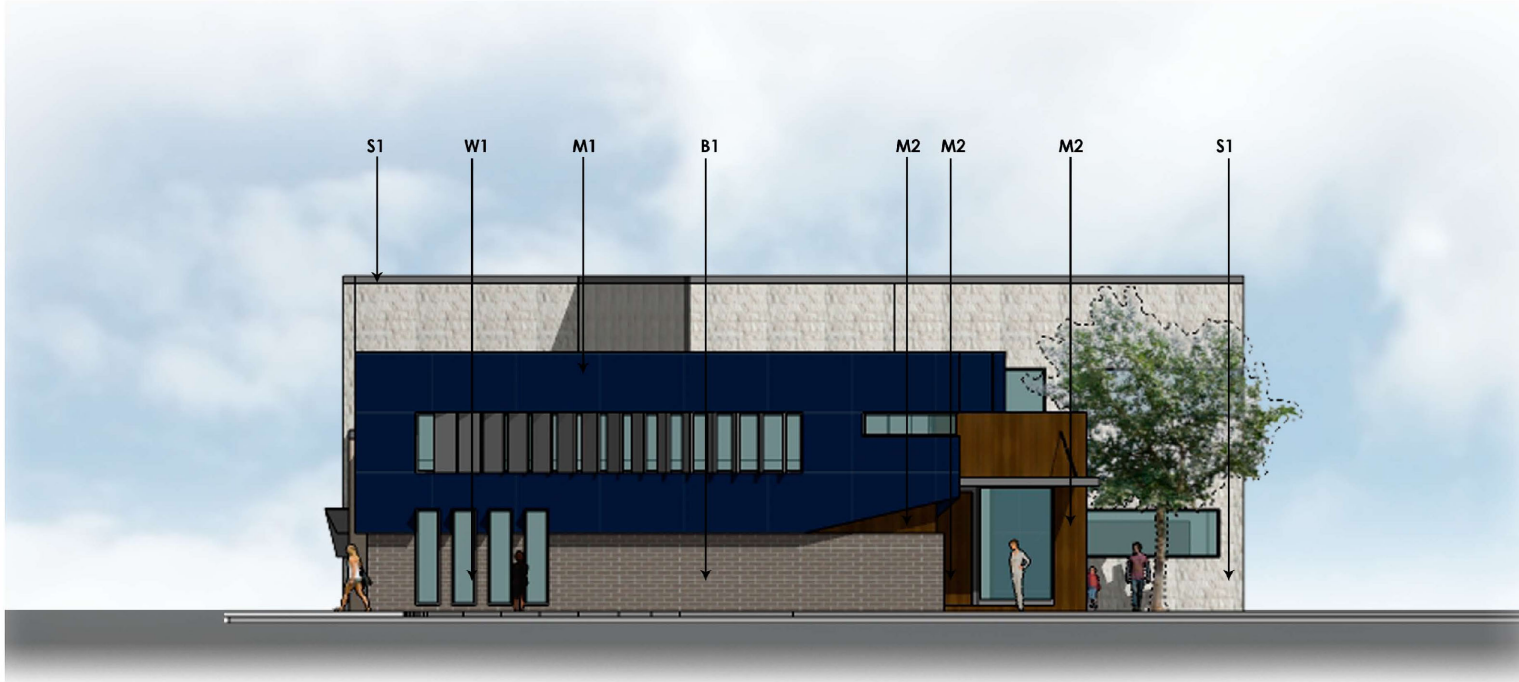
PROJECT

19100

SHEET NUMBER

A4-02

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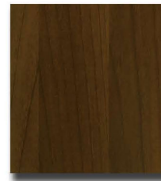
B1 - BRICK
MANUFACTURER:
ACME BRICK
COLOR: CHARCOAL
GRAY



S1 - STONE
MANUFACTURER:
ELDORADO
COLOR: WINTERFALL



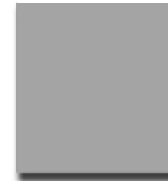
M1 - METAL PANEL 1
MANUFACTURER:
CENTRIA MODULAR METAL
PANEL SYSTEM
(INTERCEPT-ENTYRE)
COLOR: 9926 ARABIAN BLUE



M2- METAL PANEL
MANUFACTURER:
LONGBOARD
6" V-GROOVE
COLOR: TABLE WALNUT



D1- OVERHEAD DOOR
MANUFACTURER:
THERMACORE
FLUSH W/ CLEAR LONG
WINDOWS
COLOR: GRAY



W1 - WINDOWS
MANUFACTURER:
MILSARD
COLOR: CLEAR
ANODIZED

4595 EXCEL PKWAY. ELEVATION & MATERIAL BOARD

ADDISON, TEXAS

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.
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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.

ACTION	
APPROVED	DENIED
STAFF _____ Date _____	Initials _____
COUNCIL _____ Date _____	Initials _____

APPLICANT	
NAME	HEDK REAL ESTATE, LLC
ADDRESS	4202 BELTWAY DR
PHONE	2145208878
SURVEYOR/ ENGINEER	PKE ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION	
BLOCK _____ DESIGNATION _____	LOT _____ NUMBER <u>LOT 5+19</u>
ACREAGE <u>.978</u>	ABSTRACT/ SURVEY _____
TOWN PROJECT NUMBER _____	
PREPARATION DATE: 5/6/19	



REVISIONS		

4595 EXCEL PARKWAY

ADDISON, TX.



BGO ARCHITECTS

4202 Beltway Drive
Addison, TX 75001
214-520-8878
bgoarchitects.com

DATE
05-06-2019

PROJECT
19100

SHEET NUMBER

A4-03



ACTION		
APPROVED	DENIED	
STAFF _____	Date _____	Initials _____
COUNCIL _____	Date _____	Initials _____

APPLICANT	
NAME	HEDK REAL ESTATE, LLC
ADDRESS	4202 BELTWAY DR
PHONE	214.520.8878
SURVEYOR/ ENGINEER	PKE ENGINEER

PROPOSED SUBDIVISION NAME: CARROLL ESTATES ADDITION	
BLOCK _____	LOT _____ LOT 5+19
DESIGNATION _____	NUMBER _____
ACREAGE _____ 978	ABSTRACT/ SURVEY _____
TOWN PROJECT NUMBER _____	

PREPARATION DATE: 5/6/19



REVISIONS	

4595 EXCEL PARKWAY
ADDISON, TX.



**BGO
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4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

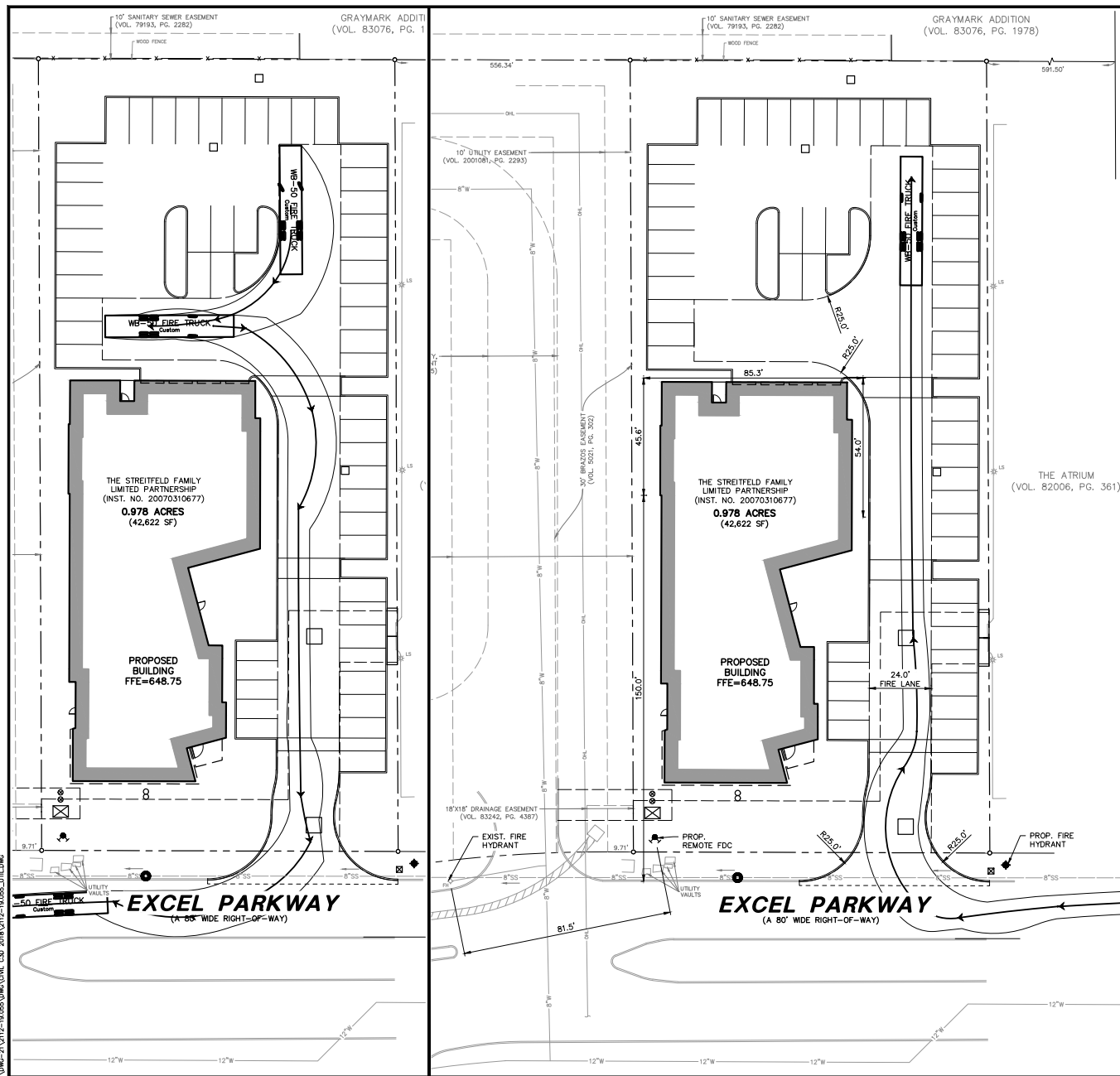
DATE
05-06-2019

PROJECT
19100

SHEET NUMBER
A4-04

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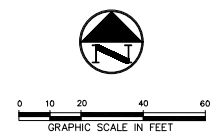
ADDISON ROAD
(A 60' WIDE RIGHT-OF-WAY)

ACTION	
APPROVED	DENIED
STAFF _____ DATE _____ INITIALS _____	STAFF _____ DATE _____ INITIALS _____
COUNCIL _____ DATE _____ INITIALS _____	COUNCIL _____ DATE _____ INITIALS _____

APPLICANT	
NAME	HEDK REAL ESTATE, LLC
ADDRESS	4202 BELTWAY DR
PHONE	214.520.8878
SURVEYOR/ENGINEER	PKE ENGINEER

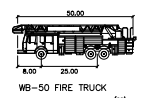
PROPOSED SUBDIVISION NAME:	
BLOCK _____	LOT _____
DESIGNATION _____	NUMBER _____
ACREAGE 0.978	ABSTRACT _____
SURVEY _____	
TOWN PROJECT 1795-Z	NUMBER _____

PREPARATION DATE: 4/12/19



- LEGEND**
- ⊙ BOLLARD
 - ⊙ ELECTRIC METER
 - ⊙ POWER POLE
 - ⊙ LIGHT STANDARD
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ CLEANOUT
 - ⊙ MANHOLE
 - ⊙ TRAFFIC SIGNAL CONTROL
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ TELEPHONE BOX
 - ⊙ FLOOD LIGHT
 - ⊙ FLAG POLE
 - ⊙ TRAFFIC SIGN
 - ⊙ 1/2-INCH IRON ROD
 - ⊙ W/"PACHECO KOCH" CAP SET
 - ⊙ CONTROLLING MONUMENT
 - ⊙ PROPERTY LINE
 - ⊙ FENCE
 - ⊙ OVERHEAD UTILITY LINE
 - ⊙ UNDERGROUND ELECTRIC LINE
 - ⊙ UNDERGROUND CABLE LINE
 - ⊙ UNDERGROUND WATER LINE
 - ⊙ UNDERGROUND CABLE LINE
 - ⊙ PROP. FDC LOCATION
 - ⊙ PROP. WATER LINE W/ BEND
 - ⊙ PROP. SANITARY SEWER LINE

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.



PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CODY R. KESINGER, P.E., TEXAS REGISTRATION NO. 123160
DATE: 04/08/2019

NO.	DATE	REVISION

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-4669 TX REG. SURVEYING FIRM LS-10008000

FIRE EXHIBIT
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
CITY OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ORR	CBA	APR 2019	1"=20'			C4.1

OFFICE BUILDING, 4595 EXCEL PARKWAY

