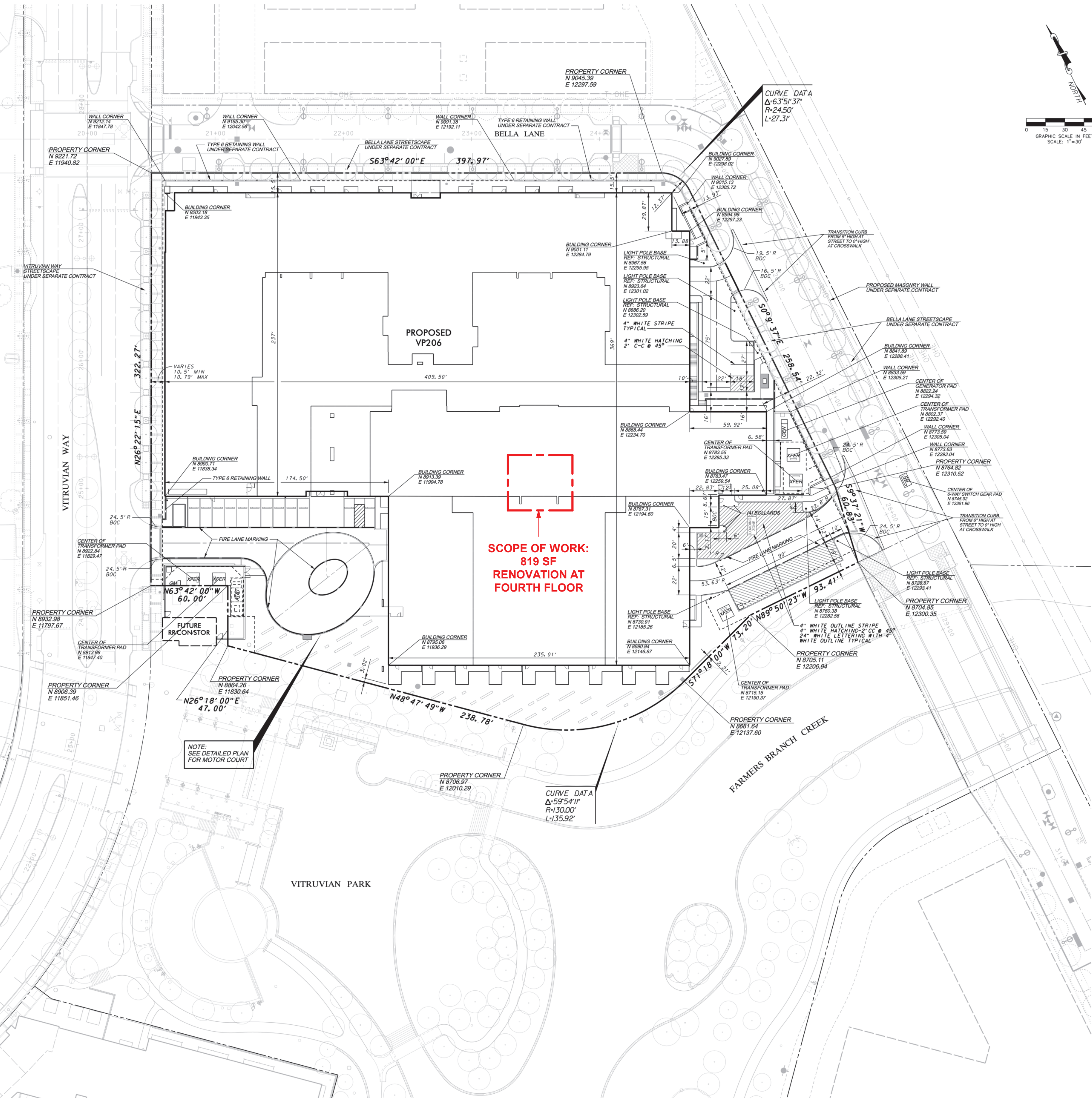


# SITE PLAN - (EXISTING)



# PROJECT DATA - (EXISTING BASE BUILDING)

## BUILDING AREA TOTALS

LEVEL 1	6,785 SF
LEVEL 2	27,990 SF
LEVEL 3	63,251 SF
LEVEL 4	65,610 SF ← UNIT AREA INCREASED
LEVEL 5	68,893 SF
LEVEL 6	54,047 SF
LEVELS 7-12	(18,510/L) 111,060 SF
TOTAL UNIT RENTABLE SF:	387,646 SF ← INCREASED
LEVEL 0	648 SF
LEVEL 1	5,399 SF
LEVEL 2	7,706 SF
LEVEL 3	10,735 SF
LEVEL 4	11,034 SF
LEVEL 5	10,729 SF
LEVEL 6	8,661 SF
LEVELS 7-12	(3,144/L) 18,864 SF
LEVEL 13	1,453
TOTAL CIRCULATION:	75,229 SF
LEVEL 1	4,201 SF
LEVEL 2	3,023 SF
LEVEL 3	3,678 SF
LEVEL 4	3,085 SF ← AMENITY DECREASED
LEVEL 5	-
LEVEL 6	-
LEVELS 7-12	-
LEVEL 13	169 SF
CONDITIONED AMENITY AREA:	14,156 SF ← REDUCED
LEVEL 1	4,861 SF
LEVEL 2	2,857 SF
LEVEL 3	2,184 SF
LEVEL 4	1,905 SF
LEVEL 5	1,905 SF
LEVEL 6	1,905 SF
LEVELS 7-12	(580/L) 3,480 SF
TOTAL MECH/ELEC/ SERVICE AREA:	19,097 SF
LEVEL 1	2,229 SF
LEVEL 2	950 SF
LEVEL 3	297 SF
LEVEL 4	799 SF
LEVEL 5	799 SF
LEVEL 6	799 SF
LEVELS 7-12	(602/L) 3,612 SF
LEVEL 13	511 SF
TOTAL GROSS STORAGE AREA:	9,485 SF
TOTAL CONSTRUCTED CONDITIONED BUILDING AREA:	515,613 SF

## PARKING GARAGE AREA TOTALS:

LEVEL ZERO:	6,325 SF
LEVEL ONE:	108,564 SF
LEVEL TWO:	85,631 SF
TOTAL GARAGE AREA:	200,520 SF

## AMENITY AREA TOTALS:

CONDITIONED AMENITY AREA:	14,156 SF ← REDUCED
AMENITY TERRACE AREA:	49,562 SF
ROOFTOP TERRACE AREA:	1,629 SF
TOTAL AMENITY SPACE:	65,347 SF ← REDUCED

## UNIT TOTALS:

SMALL 1 BEDROOM UNITS:	55 (14.0%) ← INCREASED
STANDARD 1 BEDROOM UNITS:	64 (16.3%)
LARGE 1 BEDROOM UNITS:	43 (11.0%)
1 BEDROOM UNITS WITH STUDY:	63 (16.1%)
TOTAL 1 BEDROOM UNITS:	225 (57.4%) ← INCREASED
SMALL 2 BEDROOM UNITS:	10 (2.5%)
STANDARD 2 BEDROOM UNITS:	50 (12.8%)
LARGE 2 BEDROOM UNITS:	92 (23.5%)
TOWNHOME UNITS:	9 (2.3%)
TOTAL 2 BEDROOM UNITS:	161 (41.1%)
3 BEDROOM UNITS:	6 (1.5%)

TOTAL UNITS PROVIDED:	392 ← INCREASED
TOTAL RENTABLE UNIT AREA:	397,646 SF
AVERAGE UNIT SIZE:	1,014 SF ← INCREASED

## SITE AREA TOTALS:

TOTAL SITE AREA:	191,735 SF
TOTAL UNITS:	392 UNITS ← INCREASED
	89.09 UNITS/ACRE ← INCREASED

## PARKING:

TOTAL ON-SITE SURFACE SPACES:	15
TOTAL PRIVATE GARAGE SPACES:	41
TOTAL SHARED GARAGE SPACES:	502
TOTAL ON-SITE SPACES PROVIDED:	558
ON-SITE PARKING SPACES PER UNIT:	1.43 SPACES/UNIT
OFF-SITE ADJ. PARALLEL SPACES PROVIDED:	24
TOTAL SPACES:	582
TOTAL SPACES PER UNIT:	1.49 SPACES/UNIT

PARKING SPACES REQUIRED:	225 SPACES ← INCREASED
TOTAL 1-BEDROOM UNITS x 1-SPACE PER UNIT	225 SPACES
167 2 & 3-BEDROOM UNITS x 2-SPACES PER UNIT	334 SPACES
TOTAL ON-SITE SPACES REQUIRED:	559 SPACES REQUIRED, 558 ON-SITE PROVIDED

HANDICAP PARKING SPACE DISTRIBUTION:	
9 HC SPACES REQUIRED TO BE ACCESSIBLE TO UNITS	9
HC SPACES FOR UNITS PROVIDED	9
HC SPACES FOR TENANT/ GUESTS PROVIDED	4
TOTAL HC SPACES	12

HANDICAP PARKING SPACES:	
TOTAL HANDICAP SPACES PROVIDED:	12
TOTAL HANDICAP SPACES REQUIRED (2%):	12

HANDICAP VAN PARKING SPACES:	
12 HC SPACES REQUIRED- 1:6 TO BE HC VAN SPACES:	2
TOTAL HANDICAP SPACES PROVIDED:	2
TOTAL HANDICAP SPACES REQUIRED:	2

## WIND EXPOSURE:

CLASS C  
90 MPH 2 ONE

ACTION	APPROVED	DATE	INITIALS
	STAFF		
	APPROVED	DATE	INITIALS
	DENIED		
	COUNCIL		

See the Staff Approval Letter or Council Receipt Memo for any conditions associated with the approval of the project.

**MSC DESIGN**  
LLC

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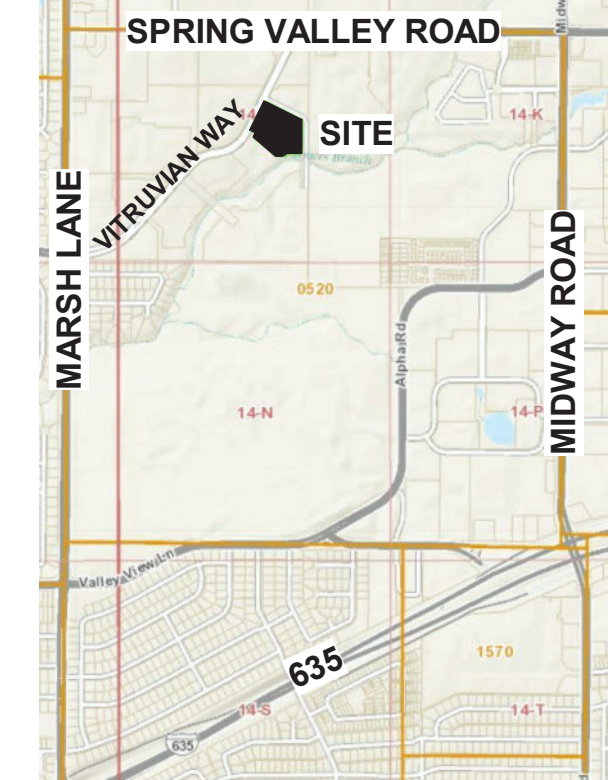
**OWNER**  
UDR  
Mark Campbell  
972-716-3569

**APPLICANT**  
MSC Design  
Matt Crittenden  
469-855-3800

**FIORI AT VITRUVIAN PARK**  
3990 Vitruvian Way  
Addison, TX 75001  
Dallas County



VICINITY MAP (EXISTING)



## PROJECT DESCRIPTION

Convert an existing 819 square foot amenity space into a 1-bedroom apartment unit. Change of occupancy of one space from A-2 to R-2.

## PROJECT LOCATION

FIORI AT VITRUVIAN PARK  
3990 Vitruvian Way  
Addison, TX 75001  
Dallas County

## LEGAL DESCRIPTION

VITRUVIAN PARK  
BLOCK B, LOT 3,  
ACRES: 4.4016

## ZONING

PD 007-034

## TOWN PROJECT NUMBER

1817-Z

PROJECT NO.  
2012

DATE  
08-03-2020

DRAWING NO.  
A1-1

SITE PLAN



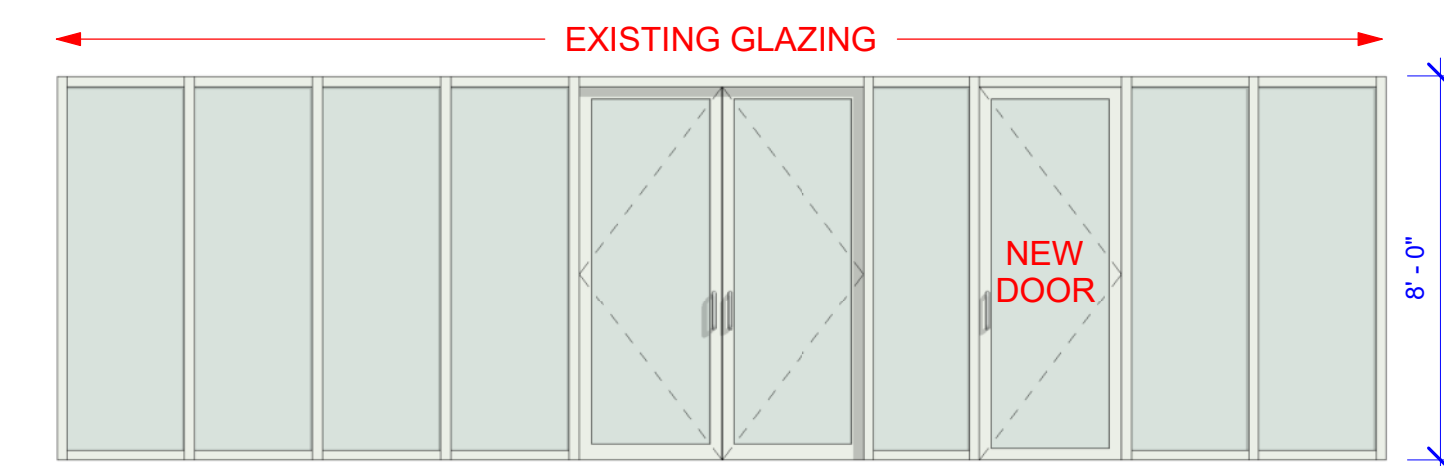


**EXISTING SOUTH ELEVATION**

SCOPE OF EXTERIOR WORK: EXISTING WINDOW SYSTEM TO REMAIN. REPLACE GLASS LITE WITH 1 SWING DOOR (REFER PROPOSED PLAN)



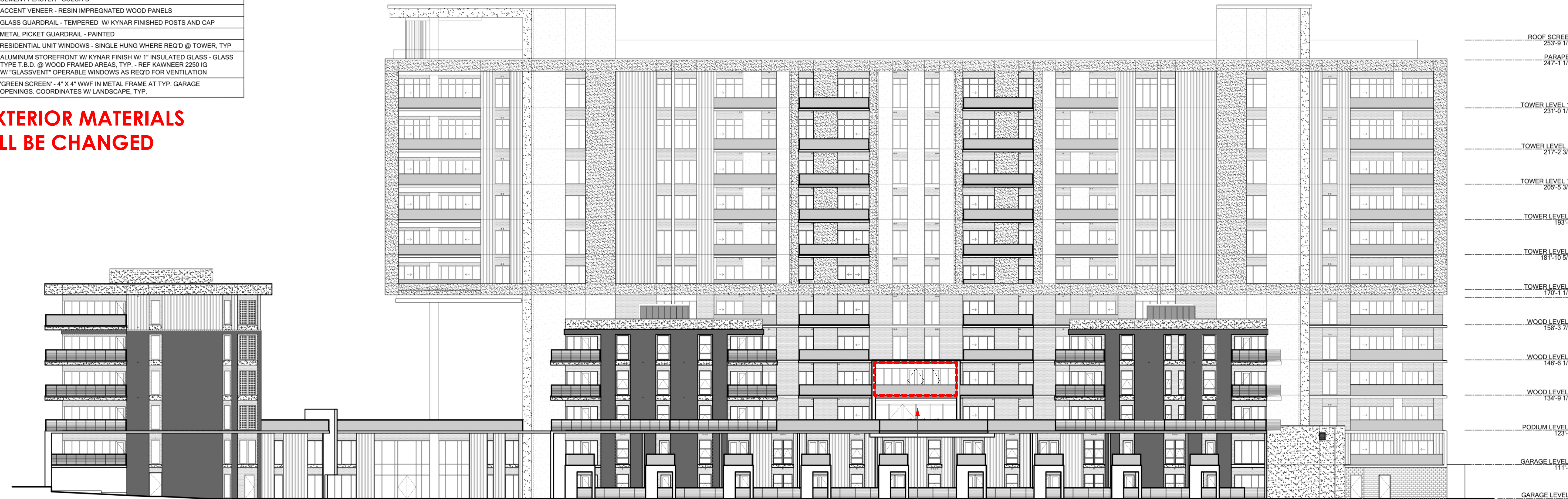
**EXISTING SOUTH ELEVATION**



② PROPOSED ELEVATION  
1/4" = 1'-0"

MATERIALS LEGEND	
MATERIAL 1	BRICK VENEER - IRON SPOT - KING SIZE
MATERIAL 2	CEMENT PLASTER - COLOR A
MATERIAL 3	CEMENT PLASTER - COLOR B
MATERIAL 4	ACCENT VENEER - RESIN IMPREGNATED WOOD PANELS
MATERIAL 5	GLASS GUARDRAIL - TEMPERED W/ KYNAR FINISHED POSTS AND CAP
MATERIAL 6	METAL PICKET GUARDRAIL - PAINTED
MATERIAL 7	RESIDENTIAL UNIT WINDOWS - SINGLE HUNG WHERE REQ'D @ TOWER, TYP
MATERIAL 8	ALUMINUM STOREFRONT W/ KYNAR FINISH W/ 1" INSULATED GLASS - GLASS TYPE T.B.D. @ WOOD FRAMED AREAS, TYP. - REF KAWNEER 2250 IG W/ "GLASSVENT" OPERABLE WINDOWS AS REQ'D FOR VENTILATION
MATERIAL 9	"GREEN SCREEN" - 4" X 4" WWF IN METAL FRAME AT TYP. GARAGE OPENINGS, COORDINATES W/ LANDSCAPE, TYP.

**NO EXTERIOR MATERIALS WILL BE CHANGED**



SCOPE OF WORK:  
819 SF  
RENOVATION AT  
FOURTH FLOOR

① SOUTH ELEVATION (EXISTING)  
1" = 20'-0"

**FACADE PLAN NOTES**

- The portion of the facade affected by this renovation is to remain a window system with new opening locations.
- The following notes show the required Facade Plan Checklist notes but are not all applicable for the purposes of this renovation.
- 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.

ACTION	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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**ZONING**  
PD 007-034

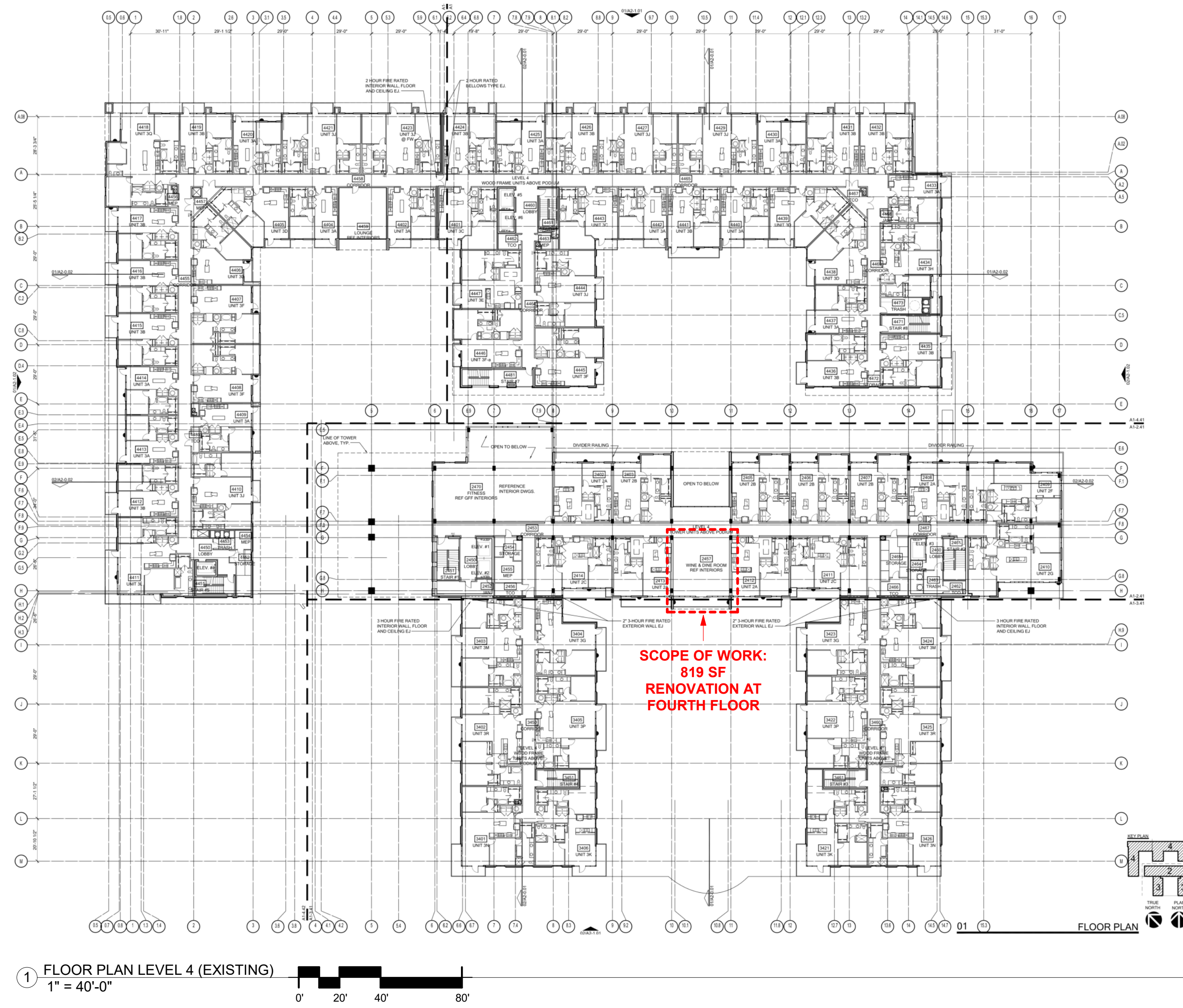
**TOWN PROJECT NUMBER**  
**1817-Z**

**PROJECT NO.**  
2012

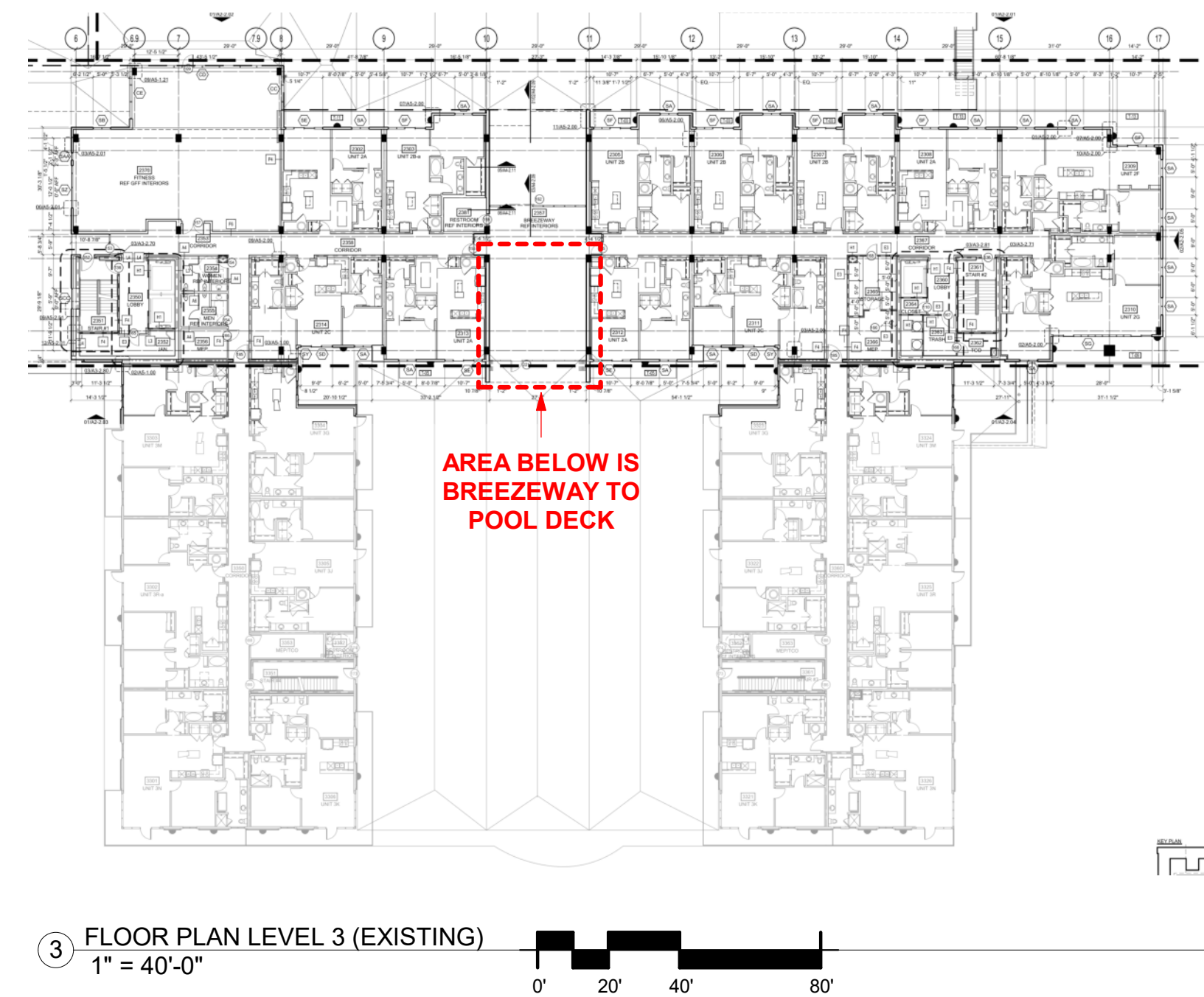
**DATE**  
08-03-2020

**DRAWING NO.**  
**A2-1**  
FACADE PLAN





1 FLOOR PLAN LEVEL 4 (EXISTING)  
1" = 40'-0"



3 FLOOR PLAN LEVEL 3 (EXISTING)  
1" = 40'-0"

**PROJECT DESCRIPTION & SCOPE**

- Convert an existing 819 square foot amenity space into a 1-bedroom apartment unit.
- Change of occupancy of 1 space from A-2 to R-2.
- Increase the total project units from 391 to 392 units.
- Decrease the total amenity spaces from 8 to 7. 14,975 sf of conditioned amenity reduced to 14,156 sf.
- Increase total required parking by 2 spaces, from 558 to 560.
- Existing space to be renovated is located in a Type I-A construction building.

**ARCHITECTURE**

- Renovate existing floor plan (see proposed floor plan)
- Change exterior storefront door system at balcony

**PLUMBING**

- Refer proposed plan

**MECH**

- Refer proposed plan

**ELEC**

- Refer proposed plan

**FIRE**

- Automatic fire sprinkler system provided
- 30 min. rated corridor wall
- 60 min. rated demising wall
- 2 hr. rated shaft walls

**PARKING**

- 560 spaces required
- 582 spaces provided



**VICINITY MAP (EXISTING)**

ACTION	APPROVED	DENIED
	STAFF	COUNCIL
	Date	Initials
	Date	Initials

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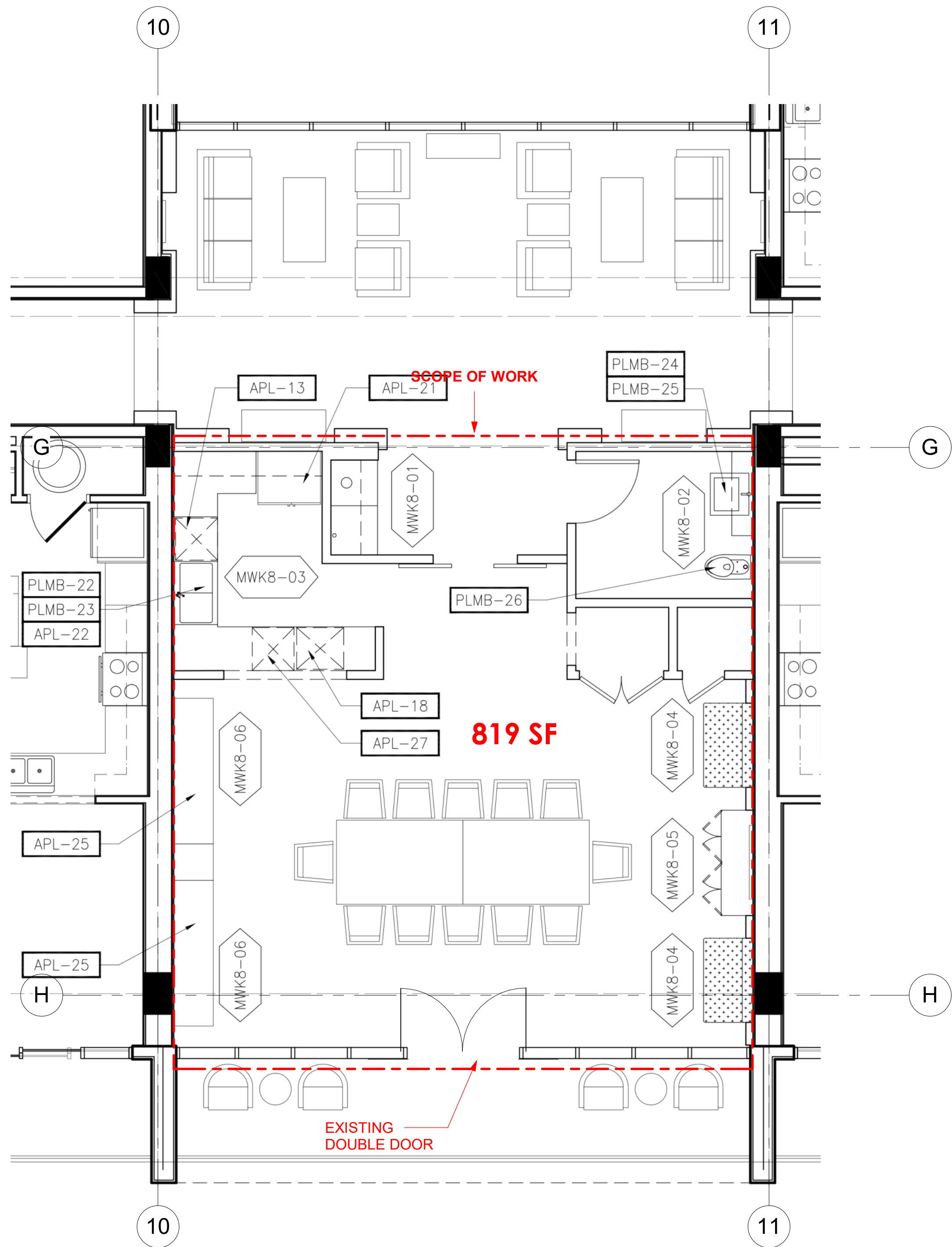
<b>PROJECT DESCRIPTION</b>
Convert an existing 819 square foot amenity space into a 1-bedroom apartment unit. Change of occupancy of one space from A-2 to R-2.
<b>PROJECT LOCATION</b>
FIORI AT VITRUVIAN PARK 3990 Vitruvian Way Addison, TX 75001 Dallas County
<b>LEGAL DESCRIPTION</b>
VITRUVIAN PARK BLOCK B, LOT 3, ACRES: 4.4016
<b>ZONING</b>
PD 007-034
<b>TOWN PROJECT NUMBER</b>
<b>1817-Z</b>

PROJECT NO.  
2012

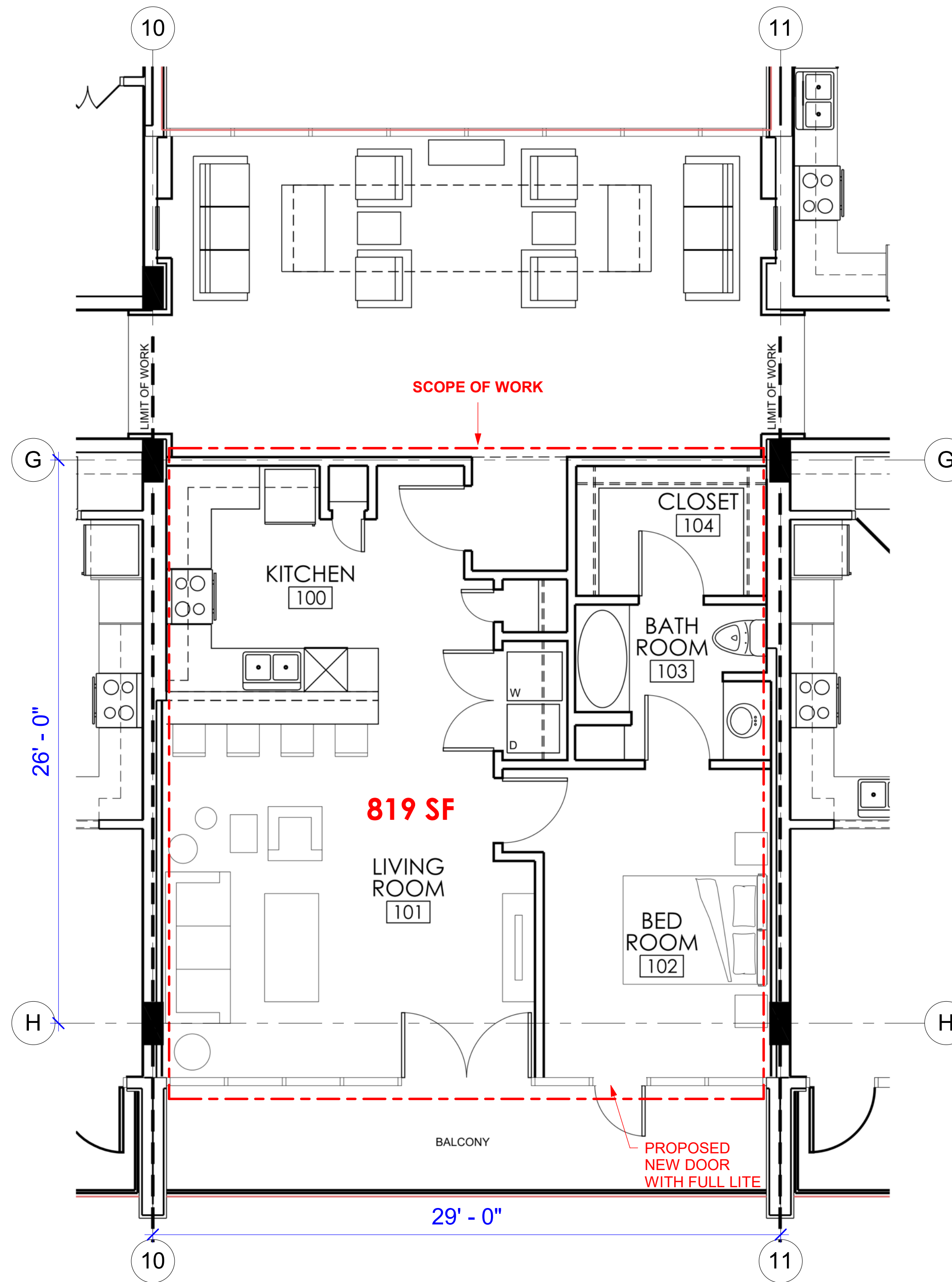
DATE  
08-03-2020

DRAWING NO.  
**A3-1**  
CONCEPT  
PLAN-1

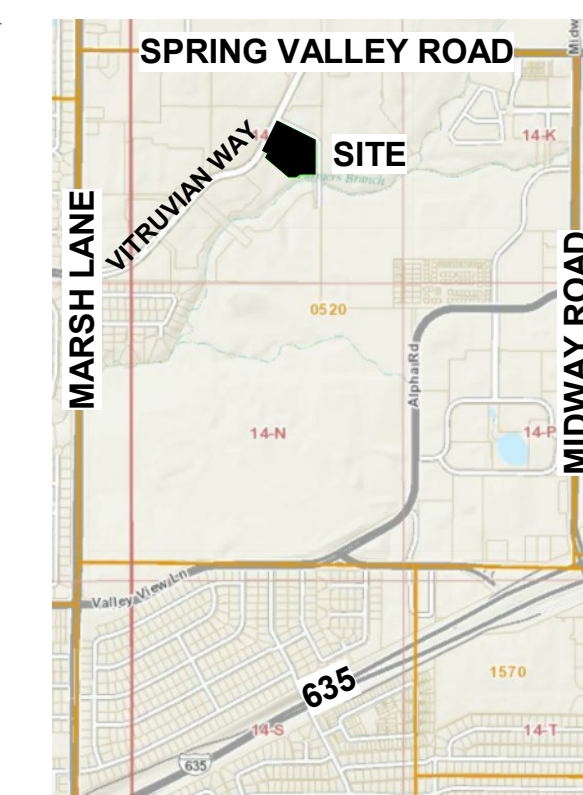




2 LEVEL 4 - EXISTING AMENITY PLAN  
1/4" = 1'-0"



1 LEVEL 4 - PROPOSED FLOOR PLAN  
1/4" = 1'-0"



VICINITY MAP (EXISTING)

ACTION	APPROVED	DENIED
	STAFF	COUNCIL
	Date	Initials
	Date	Initials

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ACRES: 4.4016

**ZONING**  
PD 007-034

**TOWN PROJECT NUMBER**  
**1817-Z**

**PROJECT NO.**  
2012

**DATE**  
08-03-2020

**DRAWING NO.**  
**A3-2**  
CONCEPT  
PLAN-2