



## PLANNING AND ZONING COMMISSION AGENDA

TUESDAY, AUGUST 18, 2020

6:00 p.m.

**ADDISON TOWN HALL  
5300 BELT LINE ROAD, DALLAS, TX 75254\***

\*Notice is hereby given that the Addison Planning and Zoning Commission, using electronic medium, will conduct its meeting on Tuesday, August 18, 2020. No meeting will be conducted at Town Hall. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. Email comments may also be submitted to [cgoff@addisontx.gov](mailto:cgoff@addisontx.gov) by 3:00 pm the day of the meeting. Members of the public are entitled to participate remotely via Toll-Free Dial-in Number: 877.853.5247; Meeting ID: 409.327.0683#, Participant ID: #. For more detailed instructions on how to participate in this meeting visit our Agenda Page. The meeting will be live streamed on Addison's website at [www.addisontexas.net](http://www.addisontexas.net).

### Pledge of Allegiance

1. Discuss and take action regarding the approval of the minutes of the July 21, 2020 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1817-Z/UDR Fiori. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 4.40-acre property located at 3990 Vitruvian Way, which property is currently zoned PD, Planned Development, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development.

3. **PUBLIC HEARING** Case 1809-Z/Baumann Building. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a .57-acre property located at 4901 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance O04-048, by approving a new PD district.
4. Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings.

### Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Posted: \_\_\_\_\_  
Irma G. Parker, City Secretary

Date: Thursday, August 13, 2020

Time: by 5:00 pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH  
DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

**Planning & Zoning Commission**

**Meeting Date:** 08/18/2020

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**Agenda Caption:**

Discuss and take action regarding the approval of the minutes of the July 21, 2020 Planning and Zoning Commission meeting.

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**Attachments**

July 21, 2020 P&Z Minutes

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

July 21, 2020

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

The Addison Planning and Zoning Commission, using electronic medium, conducted its Regularly Scheduled Meeting on Tuesday, June 16, 2020. The meeting was not conducted at Town Hall. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. Members of the public were entitled to participate; detailed instructions were provided, and the meeting was live streamed on Addison's website at [www.addisontexas.net](http://www.addisontexas.net).

Present: Chair Kathryn Wheeler; Vice Chair Eileen Resnik; Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Chris DeFrancisco; Commissioner John Meleky; Commissioner Tom Souers

### Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the June 16, 2020 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Vice Chair Eileen Resnik, Seconded by Commissioner John Meleky

AYE: Chair Kathryn Wheeler, Vice Chair Eileen Resnik, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner John Meleky, Commissioner Tom Souers

Passed

2. **PUBLIC HEARING** Case 1815-SUP/Pie Tap. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 796, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumptions only.

Discussion:

Charles Goff, Director of Development Services, presented the Staff Report.

Commissioner Souers inquired about the timeline for completion of finishout. Charles Goff responded that the applicant has already submitted plans for building permitting, so they are ready to move forward as soon as the zoning process is approved.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the request with the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Vice Chair Eileen Resnik, Seconded by Commissioner Chris DeFrancisco

AYE: Chair Kathryn Wheeler, Vice Chair Eileen Resnik, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner John Meleky, Commissioner Tom Souers

Passed

There being no further business before the Commission, the meeting was adjourned.

## Planning & Zoning Commission

Meeting Date: 08/18/2020

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### Agenda Caption:

**PUBLIC HEARING** Case 1817-Z/UDR Fiori. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 4.40-acre property located at 3990 Vitruvian Way, which property is currently zoned PD, Planned Development, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development.

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### Attachments

1817-Z P&Z Packet

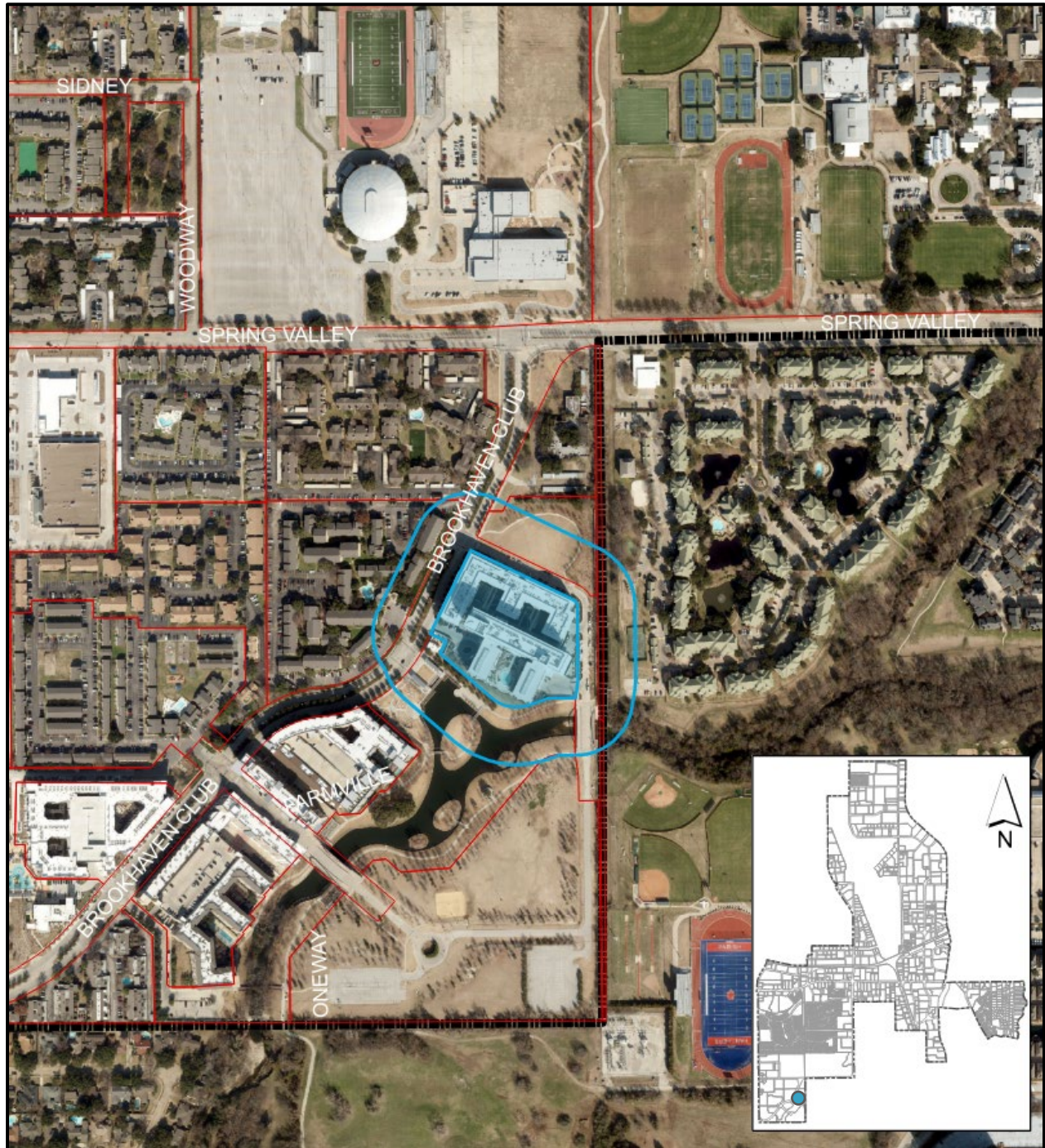
1817-Z Plans

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# 1817-Z

**PUBLIC HEARING** Case 1817-Z/UDR Fiori. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 4.40-acre property located at 3990 Vitruvian Way, which property is currently zoned PD, Planned Development, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development.

## LOCATION MAP





August 12, 2020

**STAFF REPORT**

RE: Case 1817-Z/UDR Fiori

LOCATION: 3990 Vitruvian Way

REQUEST: Approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, by changing the density of the residential development to allow the conversion of an existing 819 square foot amenity space to one 819 square foot residential unit.

APPLICANT: Matt Crittenden, MSC Design

**DISCUSSION:**

Background: This 4.4016 acre property is the Fiori multifamily development and is part of Vitruvian Park. The whole area is zoned PD, Planned Development, through Ordinance O07-034, as previously amended by ordinances O13-026, O16-017, and O19-06, and the development plans for this specific multifamily development were approved through Ordinance O11-032 in 2011.

The applicant, UDR, also the property owner and operator of the multifamily development, has re-evaluated some of the amenities on the property and found that one of the amenity spaces was significantly underutilized. As a result, they are requesting to convert this amenity space into one dwelling unit, however, because this changes the total number of residential units on the property, as previously approved by Ordinance O11-032, this action requires a zoning process.

Proposed Plan: The applicant is proposing to convert an existing 819 square foot amenity space on the fourth floor of the existing multifamily development, into a one bedroom 819 square foot residential unit. This increases the total residential unit count in this specific development from 391 to 392, and decreases the total available amenity spaces from eight to seven, from a total square footage of 14,975 to 14,156 square feet of amenity space. The only exterior change being proposed is an additional of a patio door on the south facade, the rest of the facades will remain unchanged.

Building Elevations: The majority of the facades remain unchanged, with the exception of a new glazed patio door addition where there was previously only window glazing on the south elevation.



Parking: This PD district requires that one parking space be provided per bedroom with a maximum of two parking spaces per dwelling unit. With the increase of units from 391 to 392 the parking requirement goes up to 560 parking spaces. There are currently 580 parking spaces on site.

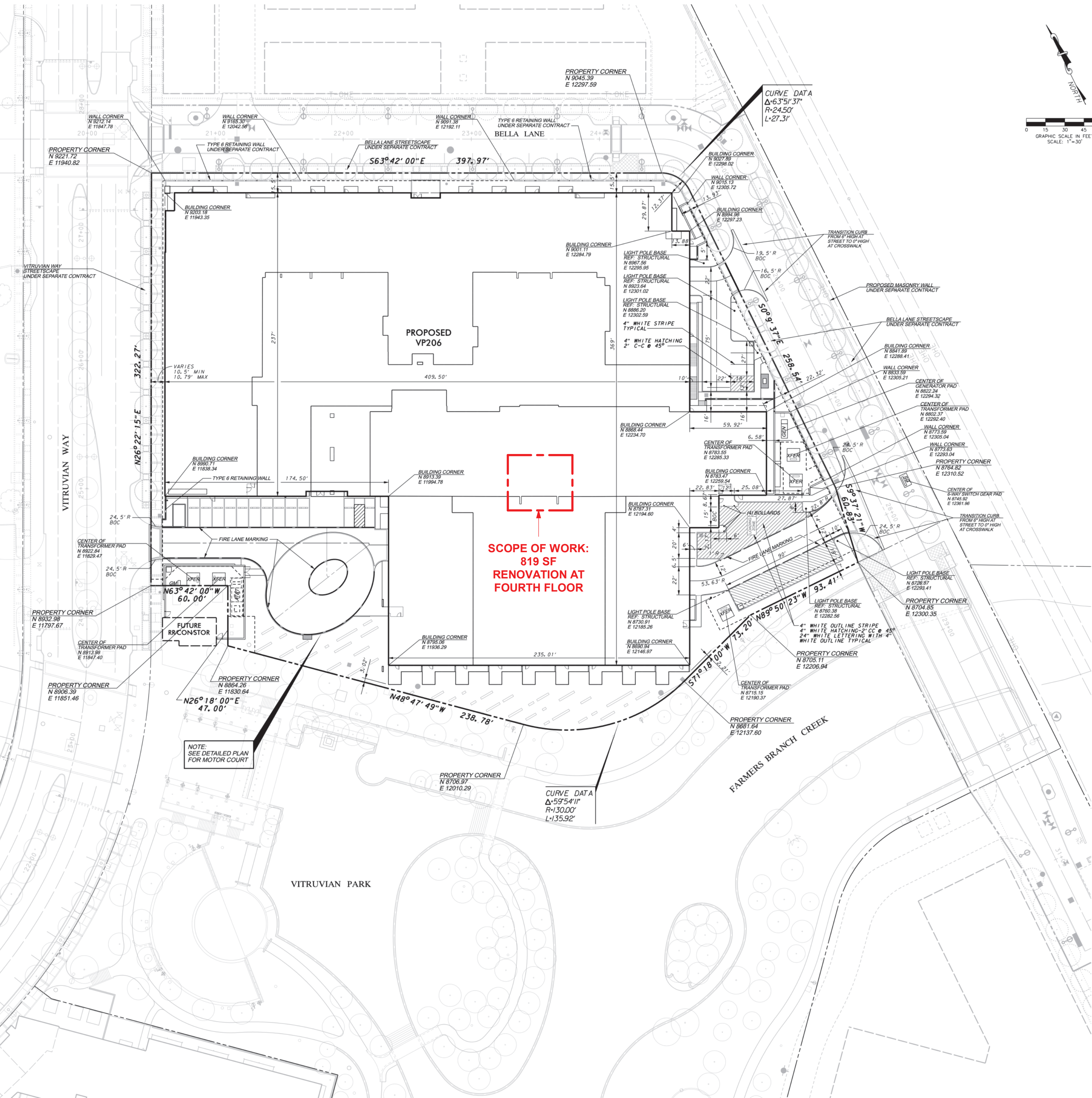
Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The code assumes 1.5 persons per unit. With the one additional unit being proposed, the development will have an assumed resident count increase of 1.5 and require an additional .003 acres of open space. The applicant has already dedicated 12 acres with Vitruvian Park, which exceeds the required open space dedication for the residential units provided in this area. Therefore, the proposed conversion will not require any additional open space dedication.

**RECOMMENDATION: APPROVAL**

Being part of Vitruvian Park, multifamily development in this area is held to a higher standard in terms of quality and amenities. While the applicant is proposing to remove one of the existing amenity spaces in this particular development, Staff believes that there is still sufficient amenity space remaining in the building to maintain the original intent of the zoning ordinance for this area.

Staff recommends approval of the request without conditions.

# 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:

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
225 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	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

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**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

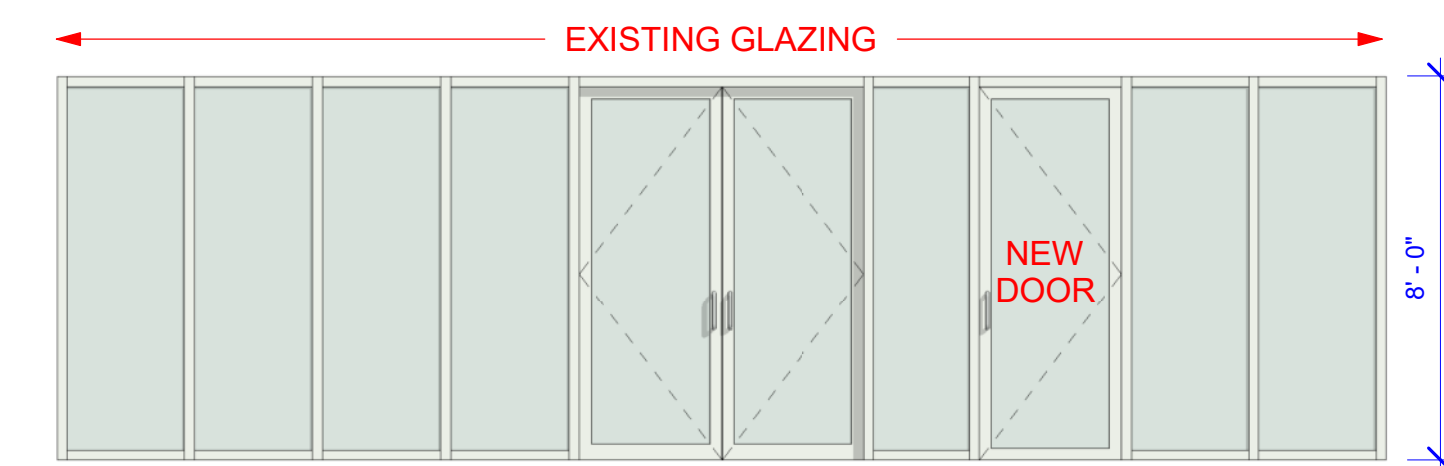


**EXISTING SOUTH ELEVATION**

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



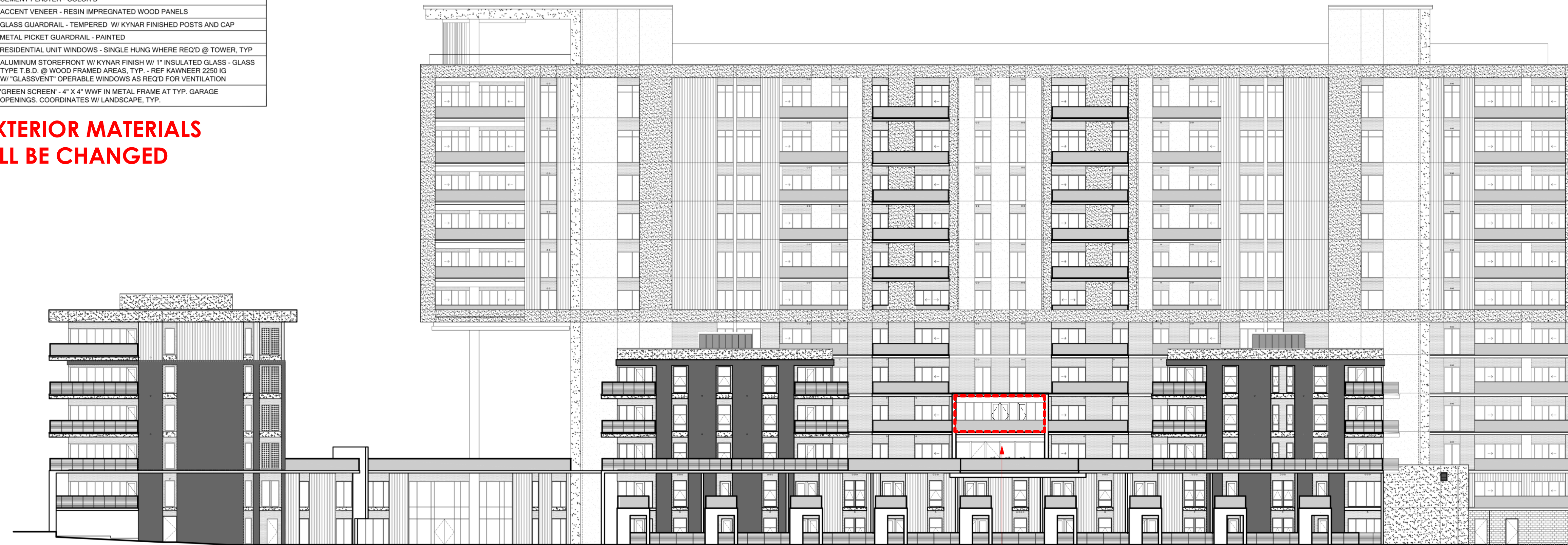
**EXISTING SOUTH ELEVATION**



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	
	DATE	INITIALS	DATE	INITIALS
STAFF				
COUNCIL				

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

**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

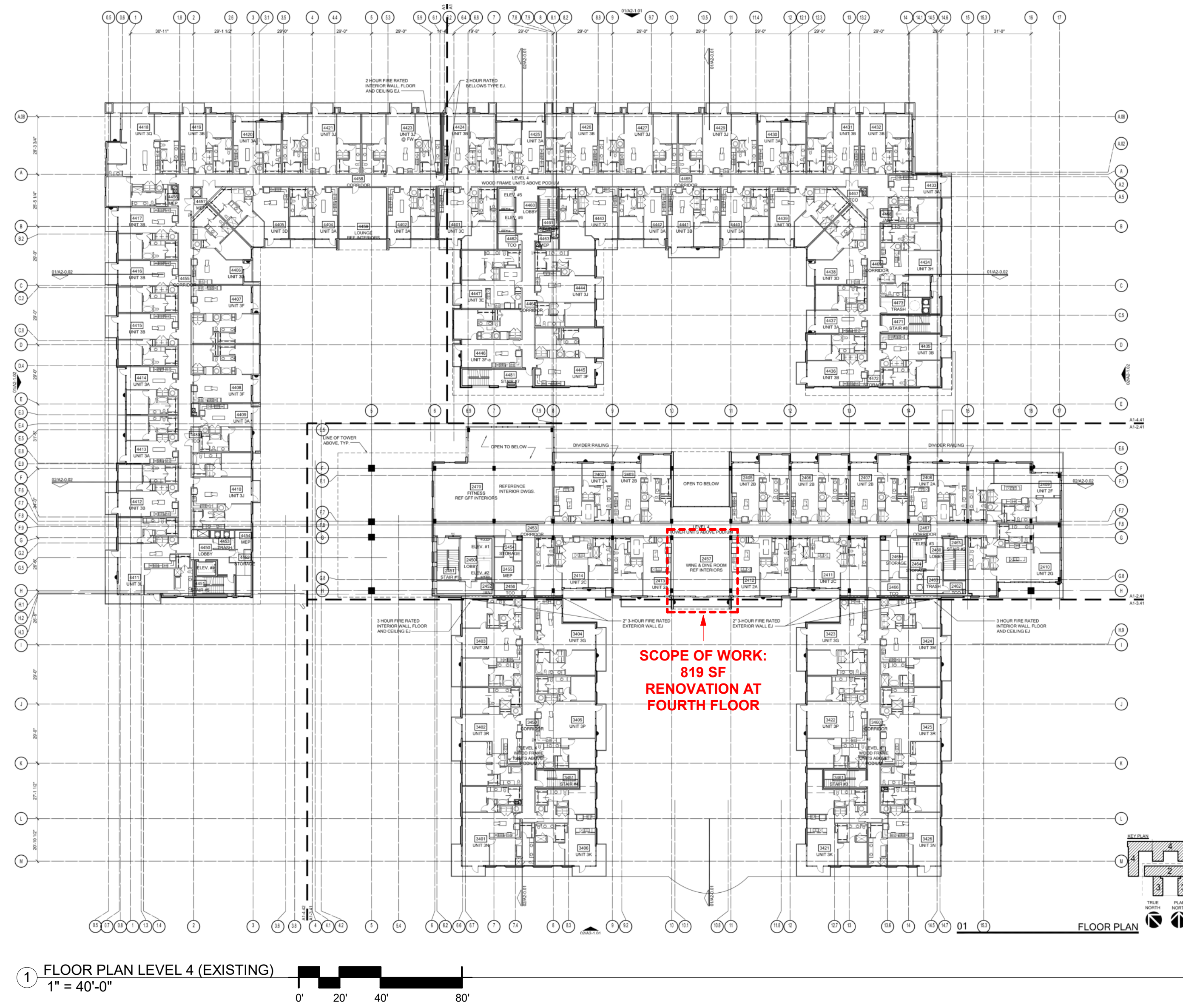
**ZONING**  
PD 007-034

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

PROJECT NO.  
2012

DATE  
08-03-2020

DRAWING NO.  
**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

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

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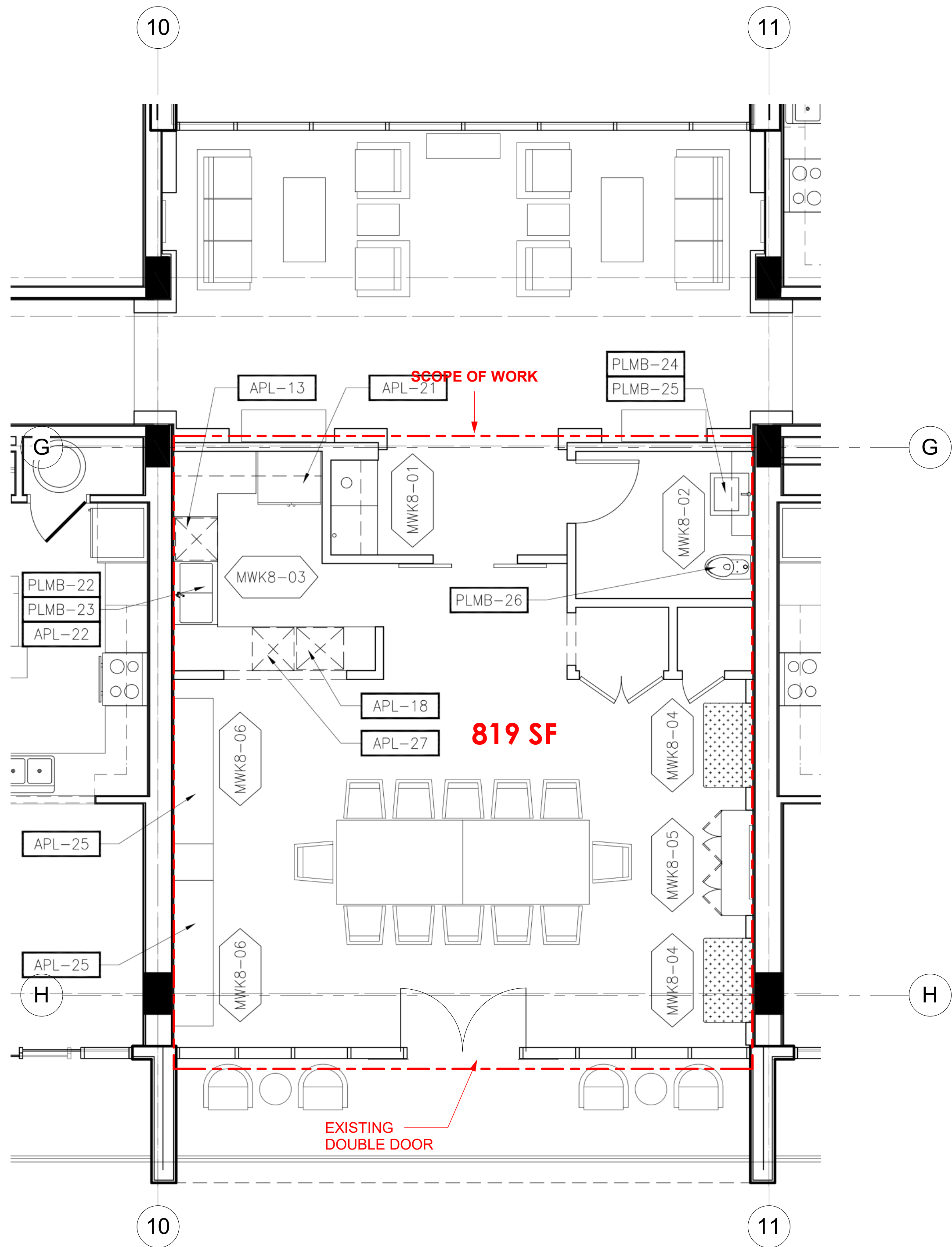
**FIORI AT VITRUVIAN PARK**  
3990 Vitruvian Way  
Addison, TX 75001  
Dallas County

<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>

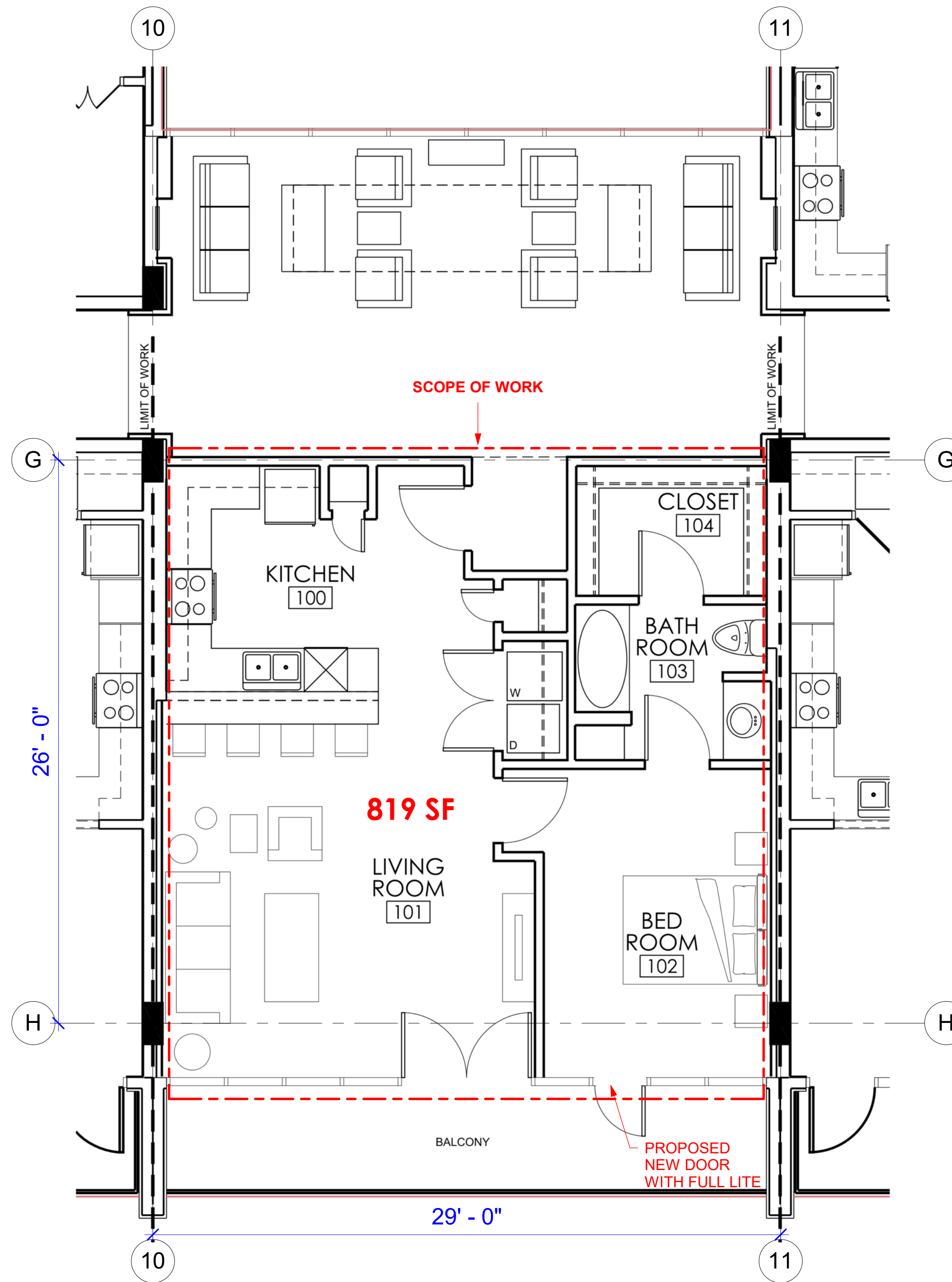
PROJECT NO.  
2012

DATE  
08-03-2020

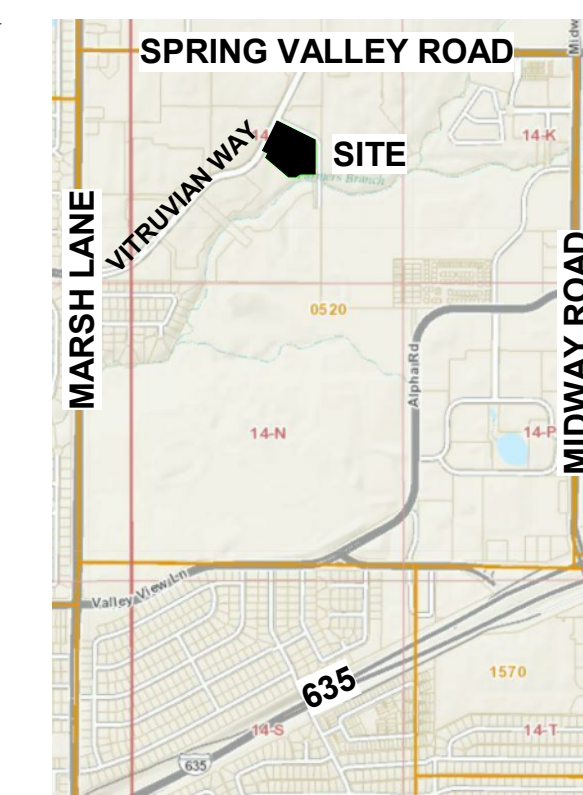
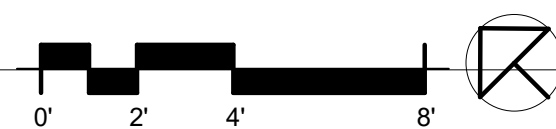
DRAWING NO.  
**A3-1**  
CONCEPT  
PLAN-1



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 _____

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

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

**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.  
**A3-2**  
CONCEPT  
PLAN-2

## Planning & Zoning Commission

Meeting Date: 08/18/2020

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### Agenda Caption:

**PUBLIC HEARING** Case 1809-Z/Baumann Building. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a .57-acre property located at 4901 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance O04-048, by approving a new PD district.

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### Attachments

1809-Z P&Z Packet

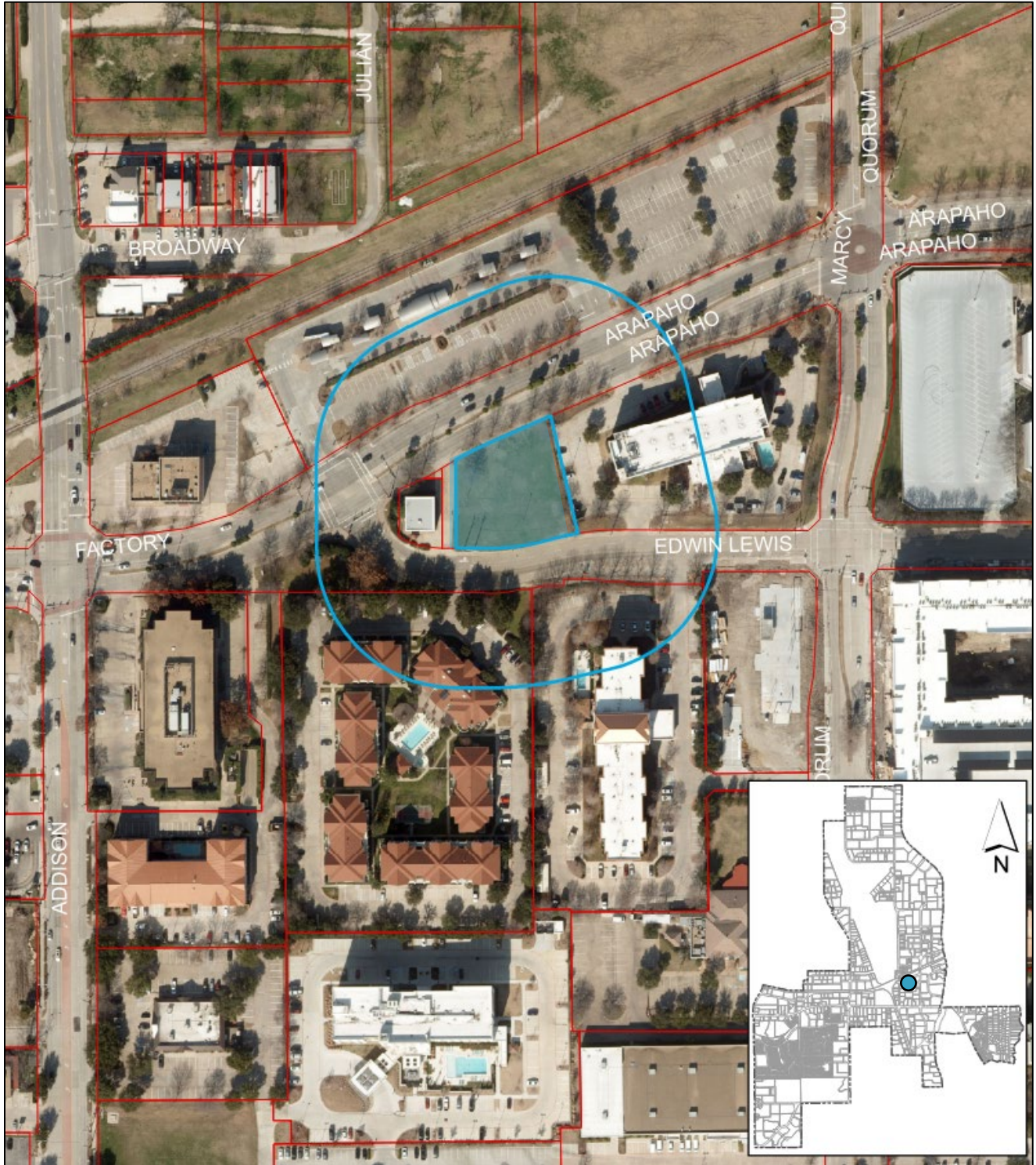
1809-Z Plans

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# 1809-Z

**PUBLIC HEARING** Case 1809-Z/Baumann Building. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a .57-acre property located at 4901 Arapaho Road, which property is currently zoned PD, Planned Development, through Ordinance O04-048, by approving a new PD district.

## LOCATION MAP





August 12, 2020

**STAFF REPORT**

RE: Case 1809-Z/Baumann Building  
LOCATION: 4901 Arapaho Road  
REQUEST: Approval of an ordinance changing the zoning from Planned Development (PD) district, through Ordinance O04-04, to a new PD district to allow development of a five-story, 36,356 square-foot multitenant commercial building with one residential unit on the top floor.  
APPLICANT: Daniel Anderson, Trium Development Partners, LLC

**DISCUSSION:**

Background: This .57-acre vacant lot is zoned PD, Planned Development, through Ordinance O04-048. It was initially shown as a vacant lot on the approved site plan for what is currently the Raddison hotel and was subsequently included as a parking lot expansion for the hotel through Special Use Permit Ordinance O07-029 in 2007. The parking lot expansion never came to fruition and the lot has remained vacant.

The new property owner, Bob Baumann, is proposing to develop a five-story commercial building containing Edward Baumann Clothiers on one floor, a luxury mattress showroom on another, and potential office space on one floor, with his residence on the top floor. Such action requires the property to be rezoned.

In other development projects in this area, including AMLI and Western International, Town staff has worked to extend the Addison Circle district south. Accordingly, Staff encouraged the applicant to follow the Urban Center (UC) zoning district standards. The applicant is requesting that the property be rezoned to a Planned Development (PD) based on the UC standards while allowing for certain alternative development standards.

Proposed Plan: The applicant is proposing to construct a five-story, 43,415 square foot building with ground floor parking garage, three floors of commercial uses, and one residential unit on the top floor. The commercial component of the building is proposed to be used as office, showroom, and retail space.



Use: The Urban Center district allows each of the proposed uses in this building. Section 2 E 4. *Airport noise restrictions*, however, states that no residential uses are permitted within the 65 decibel noise level contours of Addison Airport. The 65 decibel noise level contour is shown in the blue area on the chart below, with the subject property outlined in red.



Given the proximity of this property to the airport, the property falls entirely within the 65 decibel noise level contour. This standard comes from an FAA requirement that the Town is obligated to abide by. Therefore, residential uses should not be allowed. **The applicant is requesting that the residential unit be allowed despite the requirement.**

Building Height: Urban Center standards state that all buildings must be at least 40 feet in height. The proposed building is 78 feet tall.

Building Setback: The Urban Center standards typically require that buildings be set back 10 feet from the edge of the sidewalk, which in Addison Circle is the property line. The plans show the setback would meet this 10 foot requirement along Arapaho Road. The requirement is technically met along Edwin Lewis Drive, but only because the applicant is not providing the required improvements for on-street parking, parkway buffer, and widened sidewalk detailed in the Master Transportation Plan. This issue will be discussed more below. **The applicant is requesting to keep the existing sidewalk and street conditions along Edwin Lewis Drive, so that the building size does not have to be reduced to comply with the building setback.**

Building Elevations: Urban Center standards require building facades to be a minimum of 90% brick or stone, however, provided the recent passing of House Bill 2439, Staff is unable to enforce the exterior materials requirement at this time. The plans show the south and east elevations at approximately 75% brick and cast stone, and north and west elevations at approximately 50% brick and cast stone, with the rest of the façade being constructed of painted metal, EIFs, exposed concrete, and ACM panel.

Parking: Staff and the applicant have several disagreements regarding the calculation of parking on the property. First, the Town's zoning code requires that parking for buildings of less than 50,000 square feet be calculated based on gross square footage, not the useable square footage of the building. Second, typically clothing stores would be required to park at a retail ratio of 1 parking space per 250 square feet. However, given that the Edward Baumann Clothiers business model is by appointment only, Staff believes that it is reasonable to park this use as office instead of retail. Urban Center standards require that one parking space be provided per 300 square feet of office use. The applicant would like the clothing store to be considered a showroom which would be required to provide one parking space per 1,000 square feet of warehouse/showroom. Urban Center standards require one parking space per bedroom for residential uses with a maximum of two spaces per dwelling unit.

Based on the Town's typical calculation of parking requirements, with the allowance that the clothing store being parked at an office ratio, the parking requirements would be as follows:

21,284 sq ft Office	71 parking spaces
10,642 sq ft Showroom	11 parking spaces
1 Dwelling Unit	2 parking spaces
<b>Total</b>	<b>84 parking spaces</b>

If the parking requirements were calculated based on the applicant's request to only count useable square footage and to use the showroom ratio for the clothing store, the parking requirements would be as follows:

9,381 sq ft Office	32 parking spaces
18,762 sq ft Showroom	19 parking spaces
1 Dwelling Unit	2 parking spaces
<b>Total</b>	<b>53 parking spaces</b>

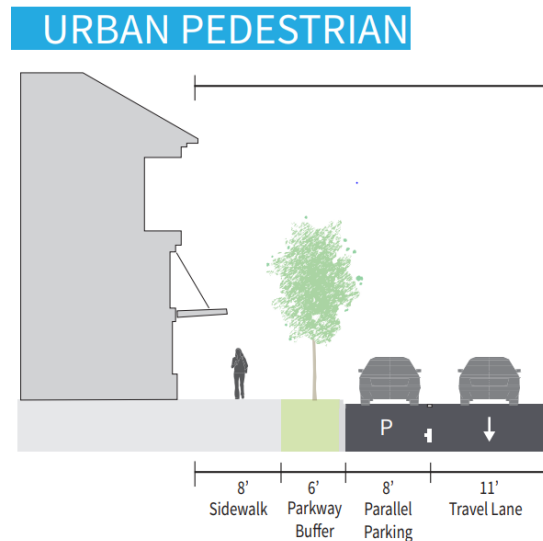
The proposed plan only provides a total of 45 onsite parking spaces. This is 39 spaces (46%) short of the Town's typical requirements, and even 8 spaces (15%) short of the applicant's proposed calculation method. **The applicant is requesting that the parking requirements be calculated based only on useable square footage of the building, that the clothing store be parked at a showroom ratio, and that the property be given relief on the additional 8 parking space based on the property being located near the future DART rail station.**

Open Space: Staff and the applicant are proposing no open space dedication for this project. The Urban Center zoning standards require that open space be provided at a certain acreage per resident. The ratio would result in a tiny dedication, and there is currently a surplus of Open Space provided in Addison Circle. The proposed residential unit would use a small portion of this surplus, leaving a remaining surplus of just over 7 acres. See calculation on the following page:

Addison Circle Open Space Required (Existing):	7.518 acres
Additional Open Space Required for One Unit:	0.003 acres
Total Open Space Required with Townhomes:	7.521 acres
Addison Circle Open Space Provided:	14.74 acres
<b>Surplus Open Space Remaining in Addison Circle:</b>	<b>7.219 acres</b>

Streetscapes: The Master Transportation Plan provides streetscape standards for various street types. Arapaho Road is defined as a Minor Arterial. The existing sidewalk along Arapaho Road has already been constructed with a specific look that runs the length of the corridor and no changes are being proposed or required by Staff.

The Master Transportation Plan defines Edwin Lewis Drive as a Commercial Collector street and provides three options for such streets to be applied based on the context of the surrounding development. Given the desire to integrate future development in this area with the existing character of Addison Circle, the Urban Pedestrian standard is most appropriate for this property. As shown in the image below, this would require an 8 foot on-street parallel parking area, a 6 foot parkway buffer with street trees, and an 8 foot sidewalk.



This is the standard that was applied to both AMLI and Western International. **As mentioned previously, the applicant is requesting to keep the existing 5 foot wide sidewalk and street conditions along Edwin Lewis Drive without providing the on-street parking or parkway buffer.**

Landscaping: The landscape plans have been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The plans show that the applicant is proposing to comply with the landscape requirements as provided by the Urban Center district and the Town's Landscape Regulations.

## RECOMMENDATION: **DENIAL**

Staff believes that while the proposed commercial building fits in generally with intent to extend the Addison Circle district as well as the future transit oriented development, there are important concerns with the proposal that are the basis for Staff's recommendation on this request.

First, Staff believes that it is essential for the property to be required to comply with the Master Transportation Plan on Edwin Lewis Drive. The streetscape is an important element of the character of Addison Circle. Ensuring that there is uniformity in the streetscape during the development process is necessary to creating the sense of place for which Addison Circle is known. Improving pedestrian connectivity has similarly been a focus of the Town. As additional development occurs in this area and rail service is initiated on the Silver Line, pedestrian traffic will only increase. Staff believes that the Town should not waive this requirement and miss the opportunity to make the necessary improvements. Staff would also note that waiving this requirement could create an issue of fairness in the Town's application of the Master Transportation Plan requirements. This streetscape was a requirement imposed on every project in Addison Circle, and, more recently, on both AMLI and Western International. If the requirement is waived in this instance, it will make it more difficult for the Town to require similar improvements of future developers.

Second, the proposal does not comply with parking requirements. As mentioned previously, Staff is willing to make reasonable interpretations of the uses proposed for the building, however there is no factual basis for the interpretations requested by the applicant and would result in the inconsistent application of the Town's parking requirements. Furthermore, even with the applicant's suggested calculation methodology, the property still falls 8 spaces (15%) short. While Staff does believe that consideration could be given to relaxing parking requirements adjacent to transit, a 10% reduction would be more reasonable and should only be applied when all required pedestrian improvements are met.

Furthermore, while Staff hopes that the proposed users of the building are successful and in place for a long time, the building will be around longer. It is not in the Town's best interest to deviate from typical standards to allow the construction of what is effectively an office/retail building, while restricting all future uses to only warehouses and showrooms due to parking limitations.

Third, Addison Airport is an important part of Addison. The Town has committed to the FAA that the Town will abide by FAA requirements when making local land-use decisions. While it is true that the applicant is relocating their business and residence from a location that is also within the noise contours, that property was zoned and developed prior to the prohibition on residential uses within the noise contours of Addison Airport. Future land use decisions should consider the FAA's current requirements.

If the proposal included implementation of the Urban Pedestrian streetscape standards required by the Master Transportation Plan, the building size was reduced to meet parking requirements, and the residential use was eliminated, this would be a valuable addition to the area and further advance the extension of Addison Circle. The current proposal, however, is inconsistent with Town goals and standards. Therefore, Staff recommends denial.



# BAUMANN BUILDING

## ZONING RESPONSE - 08/12/2020

Zoning Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Description	Current Revision Date
<b>General</b>				
G001	Zoning Index and Cover Sheet	12/13/19	Comments 4	08/12/20
G101	Conceptual Site Plan	12/13/19	Comments 4	08/12/20
G102	Site Plan	03/30/20	Comments 4	08/12/20
G110	Facade Plans	12/13/19	Comments 4	08/12/20
G111	Facade Plans	12/13/19	Comments 4	08/12/20
G121	Ground Floor	12/13/19	Comments 4	08/12/20
G122	Floor 2	12/13/19	Comments 4	08/12/20
G123	Floors 3-4	03/04/20	Comments 4	08/12/20
G125	Floor 5	12/13/19	Comments 4	08/12/20

Zoning Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Description	Current Revision Date
<b>Civil</b>				
C1.1	Drainage Plan	12/13/19	Comments 2	03/27/20
C1.2	Site Utility Plan	12/13/19	Comments 2	03/27/20
<b>Existing</b>				
12	Existing Drainage Area Map	12/1983		
<b>Landscape</b>				
L1.01	Tree Preservation plan	01/24/20	Comments 2	03/27/20
L2.01	Landscape plan	01/24/20	Comments 2	03/27/20
L2.02	Landscape Specifications and Details	01/24/20	Comments 2	03/27/20
L3.01	Irrigation Plan	01/24/20	Comments 2	03/27/20
L3.02	Irrigation Specifications and Details	01/24/20	Comments 2	03/27/20

### PROJECT DESCRIPTION

43,415 GROSS SQUARE FOOT, 5-STORY FULLY SPRINKLERED OFFICE AND SHOWROOM BUILDING. REFER TO SITE PLAN FOR ZONING INFORMATION.

### APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 2012 MECHANICAL CODE  
 2012 PLUMBING CODE  
 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE  
 2016 NATIONAL ELECTRICAL CODE

CITY OF ADDISON, TEXAS LOCAL AMENDMENTS

2012 TEXAS ACCESSIBILITY STANDARDS

**Owner:**  
 JB Baumann Holdings LLC  
 4801 Arapaho Road  
 Suite 100  
 Addison, Texas 75001

**Architect/Applicant:**  
 Greenlight Studio, LLC  
 100 N. Catherinewood Drive  
 Suite 104  
 Richardson, Texas 75080  
 v: 214.810.4535

**Civil Engineer:**  
 Pacheco Koch  
 7557 Rambler Road  
 Suite 1400  
 Dallas, Texas 75231  
 v: 972.238.3031

**Baumann Building**  
 4901 Arapaho Road  
 Lot 1 Block A  
 Wingate Inn of Addison Addition  
 Addison, Texas  
 Town Project No. 1809-Z

DATE: 07/06/2020  
 PROJECT NO: 19006  
 REVISIONS: 08/12/20

SHEET TITLE:  
**Zoning Index  
 and Cover  
 Sheet**

SHEET NUMBER:

**G001**

Building Area Schedule.	
Name	Area

Ground Floor	
Area	185
Elevator	81
Elevator Lobby	236
Garage	9,319
MEP	59
Stair 1	228
Stair 2	230
	10,339

Level 2	
Balcony	523
Balcony	59
Cargo Lift	174
Elevator	73
Office	9,381
Stair 1	216
Stair 2	216
	10,642

Level 3	
Balcony	523
Balcony	59
Cargo Lift	174
Elevator	73
Mattress Store	9,381
Stair 1	216
Stair 2	216
	10,642

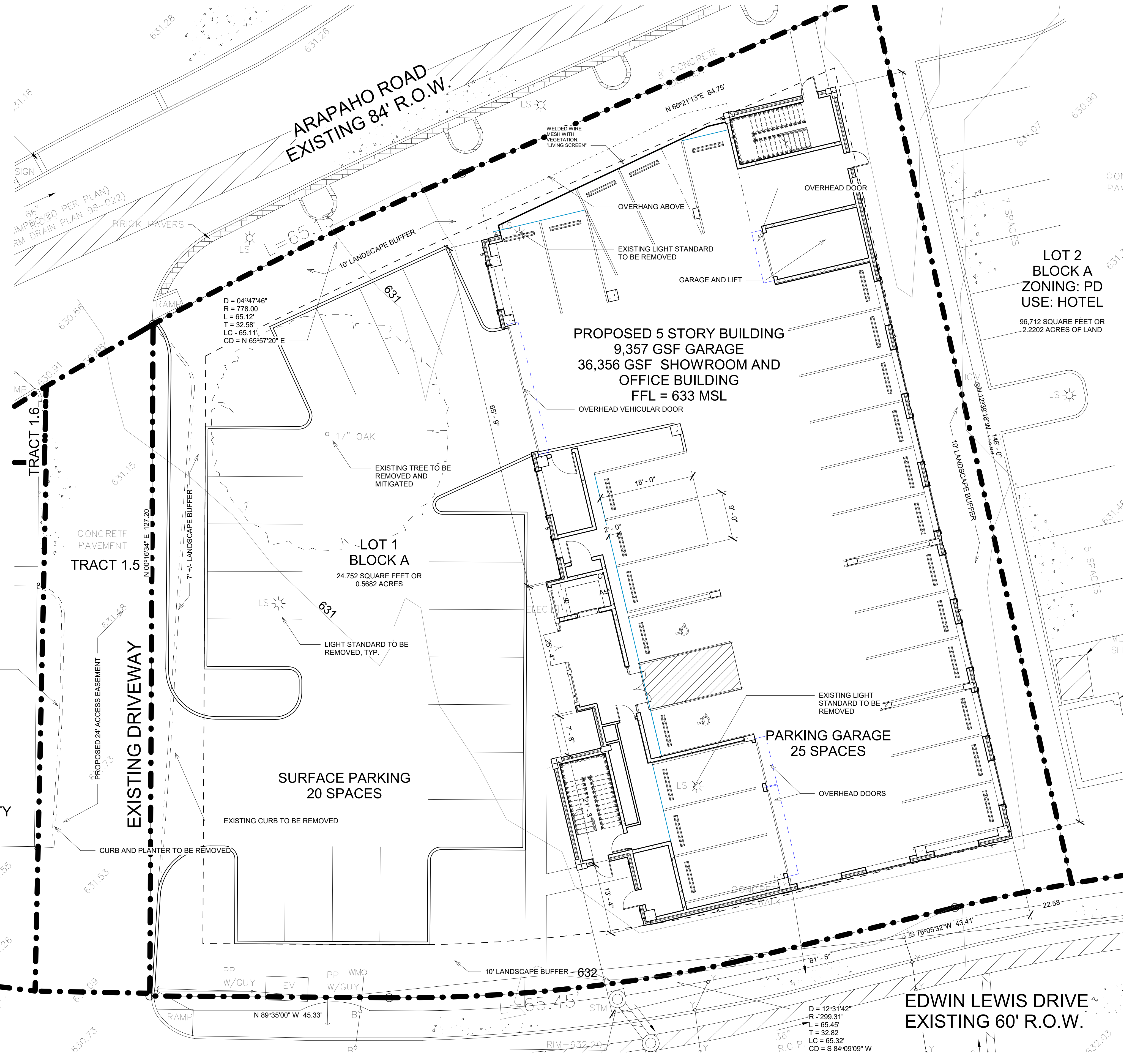
Level 4	
Balcony	523
Balcony	59
Cargo Lift	174
Elevator	73
Clother	9,381
Stair 1	216
Stair 2	216
	10,642

Level 5	
Balcony	59
Cargo Lift	174
Elevator	74
Residence	4,045
South Balcony	914
Stair 1	216
Stair 2	216
Storage	117
Terrace	4,655
	10,470

ONE-STORY BRICK BUILDING

TRACT 1.3 ZONING: PD USE: TELECOM UTILITY

1 Conceptual Site Plan  
scale: 1" = 10'-0"



**SITE DATA SUMMARY TABLE**

LOT 1 BLOCK A WINGATE INN OF ADDISON ADDITION

EXISTING ZONING:	PLANNED DEVELOPMENT
PROPOSED ZONING:	PLANNED DEVELOPMENT
PROPOSED USE:	OFFICE SHOWROOM
LOT SIZE:	24,752 SF / .57 ACRES
BUILDING AREA:	43,415 GSF BUILDING
	9,319 SF GARAGE
BUILDING HEIGHT:	78 FEET (TO MECH SCREENING) 5 STORIES
LOT COVERAGE:	10,642 SF/43%

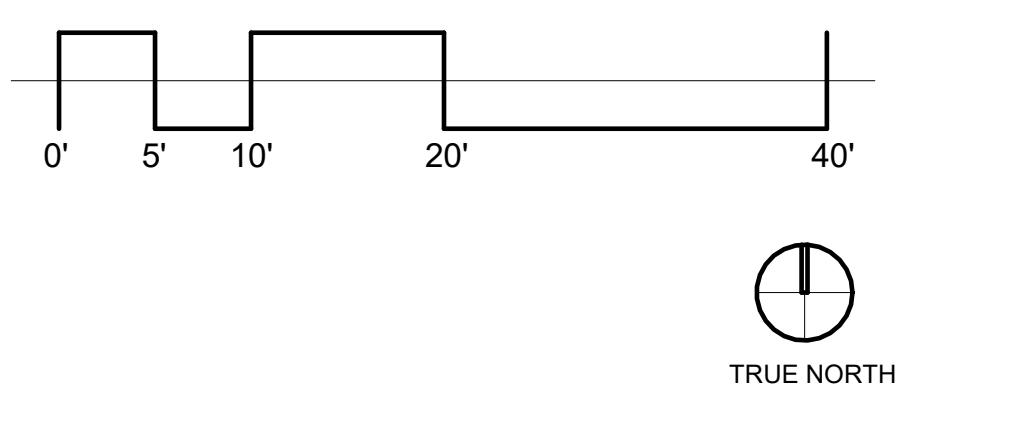
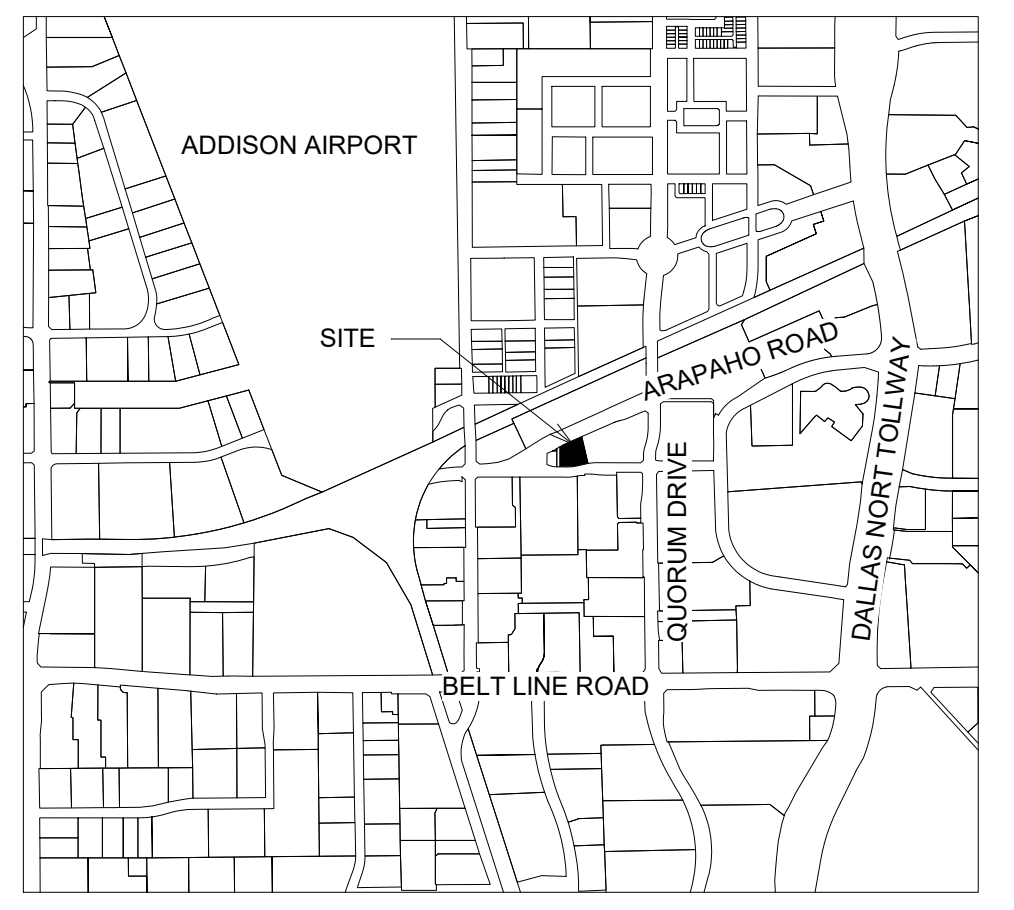
<b>PARKING DATA</b>		
SPACES REQUIRED		
OFFICE SPACE (1:300 SF):	9,381 SF	32 SPACES
WAREHOUSE SHOWROOM SPACE (1:1000 SF):	18,762 SF	19 SPACES
RESIDENCE:		2 SPACES
<b>PARKING REQUIRED:</b>		<b>53 SPACES</b>
<b>GARAGE PARKING:</b>		<b>25 SPACES</b>
<b>SURFACE PARKING:</b>		<b>20 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>		<b>45 SPACES</b>

NOTE: ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA AND TAS STANDARDS.

REQUIRED LANDSCAPE:	4,946 SF (20%)
PROVIDED LANDSCAPE:	6,761 SF (27%)
IMPERVIOUS SURFACE AREA:	17,991 SF

**SITE PLAN NOTES**

- ANY REVISION TO THIS SITE 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 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.
- 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.
- OWNER SHALL PROVIDE TRASH SERVICE FOR BUILDING. ENCLOSED DUMPSTER IS NOT PROVIDED.



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**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany.com

Owner:  
J8 Bourne Holdings LLC  
4801 Arapaho Road  
Suite 100  
Addison, Texas 75001

Architect/Applicant:  
Greenlight Studio, LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
v: 214.810.4535

Civil Engineer:  
Pacheco Koch  
7537 Rambler Road  
Suite 1400  
Dallas, Texas 75231  
v: 972.235.3031

**Baumann Building**  
4901 Arapaho Road  
Lot 1 Block A  
Wingate Inn of Addison Addition  
Addison, Texas  
Town Project No. 1809-Z

DATE:	07/06/2020
PROJECT NO.:	19006
REVISIONS:	08/12/20

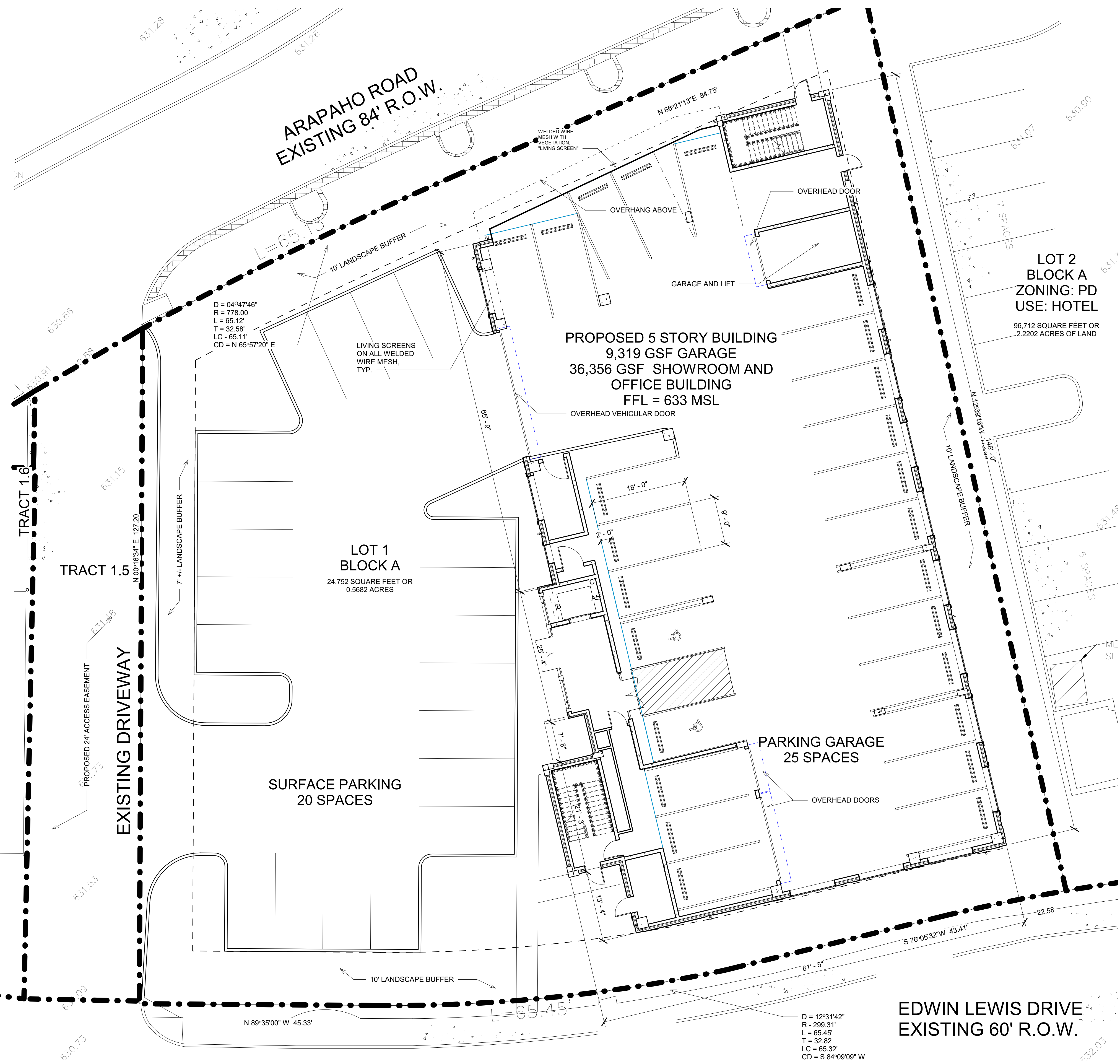
SHEET TITLE:  
**Conceptual Site Plan**

SHEET NUMBER:  
**G101**

Building Area Schedule	
Name	Area
<b>Ground Floor</b>	
Area	185
Elevator	81
Elevator Lobby	236
Garage	9,319
MEP	59
Stair 1	228
Stair 2	230
	10,339
<b>Level 2</b>	
Balcony	523
Balcony	59
Cargo Lift	174
Elevator	73
Office	9,381
Stair 1	216
Stair 2	216
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<b>Level 3</b>	
Balcony	523
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Cargo Lift	174
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<b>Level 5</b>	
Balcony	59
Cargo Lift	174
Elevator	74
Residence	4,045
South Balcony	914
Stair 1	216
Stair 2	216
Storage	117
Terrace	4,655
	10,470

ONE-STORY  
BRICK  
BUILDING  
TRACT 1.3  
ZONING: PD  
USE: TELECOM UTILITY

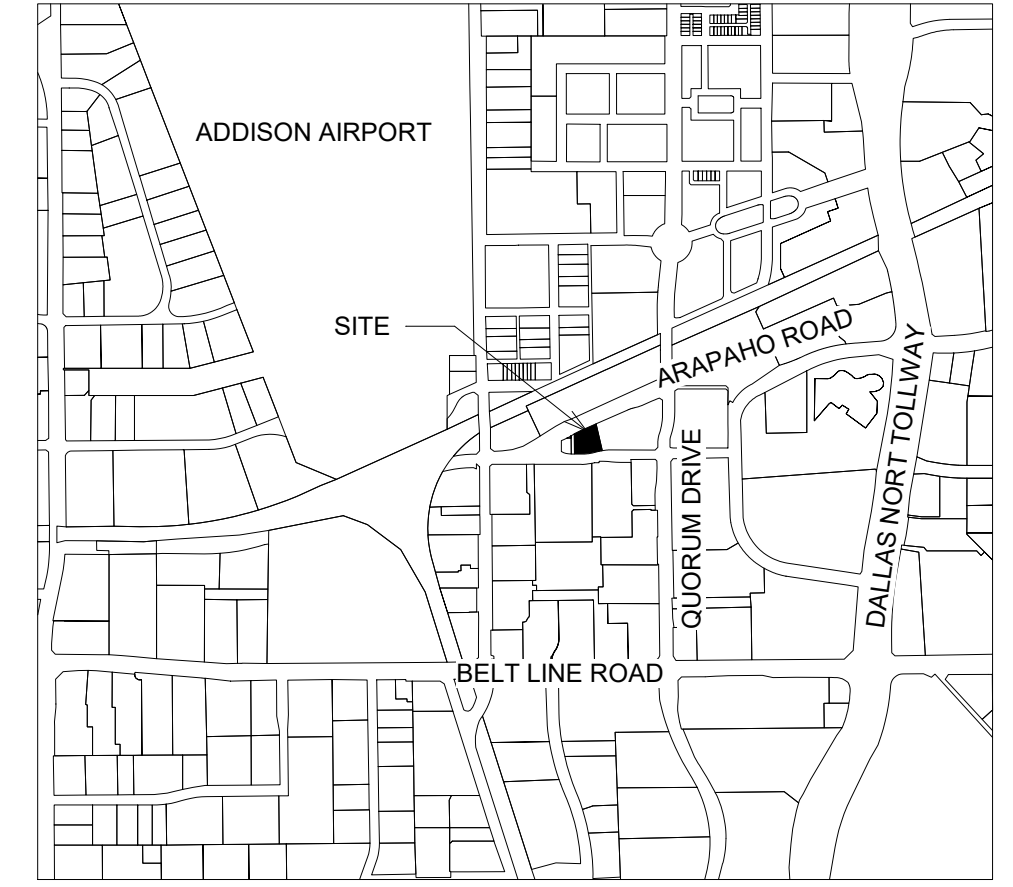
TRACT 1.3



### SITE DATA SUMMARY TABLE

<b>LOT 1 BLOCK A</b>		
WINGATE INN OF ADDISON ADDITION		
EXISTING ZONING:	PLANNED DEVELOPMENT	
PROPOSED ZONING:	PLANNED DEVELOPMENT	
PROPOSED USE:	OFFICE SHOWROOM	
LOT SIZE:	24,752 SF / .57 ACRES	
BUILDING AREA:	43,415 GSF BUILDING	
(INCL. BALCONIES)	9,381 SF GARAGE	
BUILDING HEIGHT:	78 FEET (TO MECH SCREENING) 5 STORIES	
LOT COVERAGE:	10,642 SF/43%	
<b>PARKING DATA</b>		
SPACES REQUIRED		
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WAREHOUSE SHOWROOM SPACE (1:1000 SF):	18,762 SF	19 SPACES
RESIDENCE:		2 SPACES
<b>PARKING REQUIRED:</b>		<b>53 SPACES</b>
GARAGE PARKING:		25 SPACES
SURFACE PARKING:		20 SPACES
<b>TOTAL PARKING PROVIDED:</b>		<b>45 SPACES</b>
<b>NOTE: ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA AND TAS STANDARDS.</b>		
REQUIRED LANDSCAPE:	4,946 SF (20%)	
PROVIDED LANDSCAPE:	6,761 SF (27%)	
IMPERVIOUS SURFACE AREA:	17,991 SF	

- ### SITE PLAN NOTES
- ANY REVISION TO THIS SITE 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 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.
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  - OWNER SHALL PROVIDE TRASH SERVICE FOR BUILDING. ENCLOSED DUMPSTER IS NOT PROVIDED.



0' 5' 10' 20' 40'

**ACTION**

**APPROVED** **DENIED**

**STAFF** \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

**COUCIL** \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

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

TRUE NORTH

**LOT 1 BLOCK A**  
**WINGATE OF ADDISON ADDITION**

GW FISHER ABSTRACT NO. 482  
0.5682 ACRES  
PREPARATION DATE: 12/12/2019  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
TOWN PROJECT NO. 1809-Z

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**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany.com

Owner:  
J8 Baumann Holdings LLC  
4801 Arapaho Road  
Suite 100  
Addison, Texas 75001

Architect/Applicant:  
Greenlight Studio, LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
v: 214.810.4535

Civil Engineer:  
Pacheco Koch  
7537 Rambler Road  
Suite 1400  
Dallas, Texas 75231  
v: 972.258.3031

**Baumann Building**  
4901 Arapaho Road  
Lot 1 Block A  
Wingate Inn of Addison Addition  
Addison, Texas  
Town Project No. 1809-Z

DATE:	07/06/2020
PROJECT NO.:	19006
REVISIONS:	08/12/20

SHEET TITLE:  
Site Plan

SHEET NUMBER:  
**G102**

Owner:  
 JB Baumann Holdings LLC  
 4801 Arapaho Road  
 Suite 100  
 Addison, Texas 75001

Architect/Applicant:  
 Greenlight Studio, LLC  
 102 N. Cottonwood Drive  
 Suite 104  
 Richardson, Texas 75080  
 v: 214.810.4535

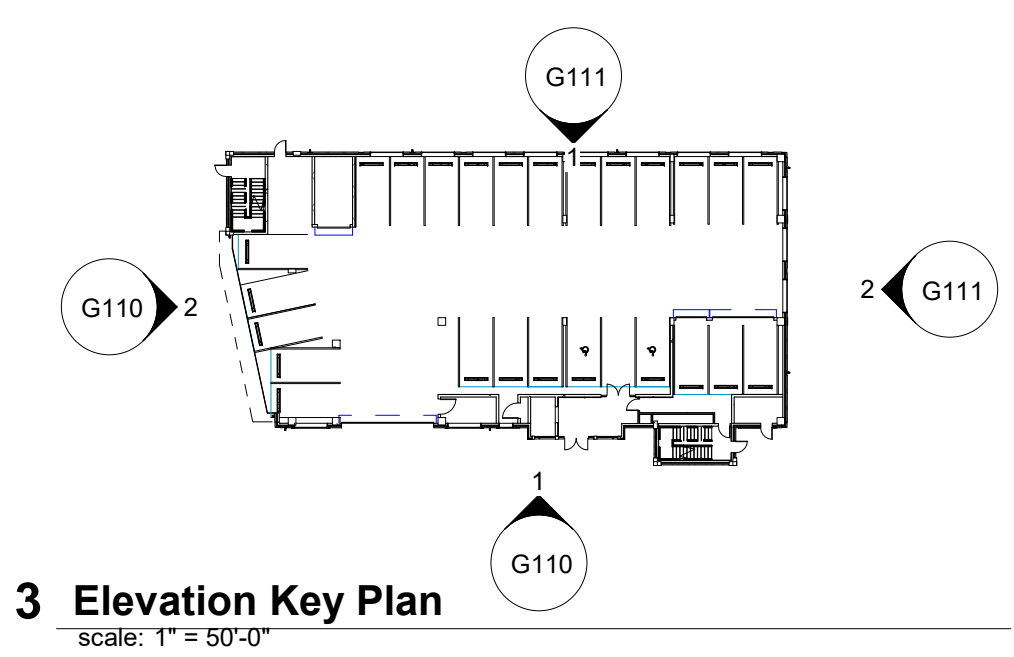
Civil Engineer:  
 Pacheco Koch  
 7537 Rambler Road  
 Suite 1400  
 Dallas, Texas 75231  
 v: 972.235.3031

**Baumann Building**  
 4901 Arapaho Road  
 Lot 1 Block A  
 Wingate Inn of Addison Addition  
 Addison, Texas  
 Town Project No. 1809-Z

DATE: 07/06/2020  
 PROJECT NO: 19006  
 REVISIONS: 08/12/20

SHEET TITLE:  
**Facade Plans**  
 SHEET NUMBER:

**G110**



Keynote Legend.	
Key Value	Keynote Text
03 31 00	Structural Concrete
03 31 00.C1	Concrete Structural Slab
03 31 00.D1	Cast in Place Concrete Wall
04 26 00.A1	Bick veneer on Metal Studs
04 26 00.B1	Brick Soldier Course
04 26 00.B4	Stack Bond Accent
04 72 00.A1	Cast Stone Cornice
04 72 00.A4	Cast Stone Sill
05 12 00.B0	C Shape
05 12 00.M0	W Shape
05 31 00	Steel Decking
05 50 00.C1	1" Tie Rod
05 50 00.D2	4" Welded Wire Mesh "Living Wall" with vines
05 70 00.A1	Metal Guardrail and Handrail with Welded Wire Mesh
06 20 13.C1	Stained Wood Soffit
07 24 00.A1	EIFS On Insulation Board

Keynote Legend.	
Key Value	Keynote Text
07 40 00.A1	8"x8" Scupper Box
07 40 00.A2	4" Round Downspout
07 40 00.B2	6"x6" Square Gutter
07 42 43	Aluminum Faced Wall Panels
07 54 23.B1	TPO Roofing, Roof Board, 4" Rigid Insulation over Metal Deck
07 62 00.B1	4" Roof Edge
08 11 00.A2	Aluminum Steel Profile Door
08 11 13.A1	Hollow Metal Door and Frame
08 33 00.C1	Overhead Coiling Door With Motor
08 43 00.C1	Storefront/Steel Window System
08 51 13.A1	Steel Profile Aluminum Window
08 51 23	Steel Windows
09 00 00.A1	Gypsum Wall Assembly, Refer to Wall Types
09 24 00.A2	7/8" Cement Plaster
14 21 23.16	Machine Room-Less Traction Passenger Elevator
32 17 13	Wheel Stop

**NORTH ELEVATION MATERIALS TAKEOFF**

TOTAL SF:	6295	
FENESTRATION:	1353	
RESULT:	4942	
ACM PANEL	427	8.64%
PAINTED STEEL DETAIL	775.5	15.69%
EIFS	871	17.62%
EXPOSED CONCRETE	570	11.53%
BRICK AND CAST STONE	2299	46.51%

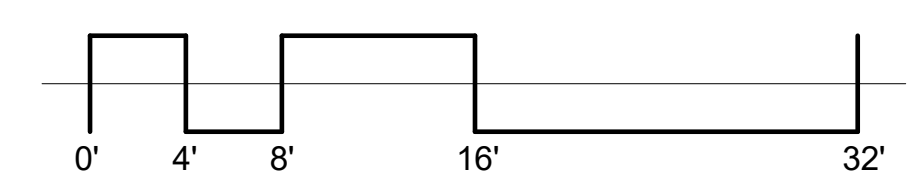
**WEST ELEVATION MATERIALS TAKEOFF**

TOTAL SF:	10323	
FENESTRATION:	3626	
RESULT:	6697	
ACM PANEL	517	7.72%
PAINTED STEEL DETAIL	466	6.96%
EIFS	1278	19.08%
EXPOSED CONCRETE	670	10%
BRICK AND CAST STONE	3766	56.23%



- 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.
  - 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

	MODULAR BRICK	COLOR 1 CONGAREE VISTA, HANSEN BRICK
	MODULAR BRICK	COLOR 2 AUGUST, CHEROKEE BRICK
	EXTERIOR INSULATION AND FINISH SYSTEM	BASF 3908 CRESCENT
	EXPOSED CONCRETE	BUFFED AND SEALED
	METAL	BLACK PAINTED
	CAST STONE	BUFF COLOR
	WELDED WIRE MESH	BLACK PAINTED - PLANT VINES AS A LIVING SCREEN





Owner:  
 JB Baumann Holdings LLC  
 4801 Arapaho Road  
 Suite 100  
 Addison, Texas 75001

Architect/Applicant:  
 Greenlight Studio, LLC  
 102 N. Cottonwood Drive  
 Suite 104  
 Richardson, Texas 75080  
 v: 214.810.4535

Civil Engineer:  
 Pacheco Koch  
 7557 Rambler Road  
 Suite 1400  
 Dallas, Texas 75231  
 v: 972.238.3031

**Baumann Building**  
 4901 Arapaho Road  
 Lot 1 Block A  
 Wingate Inn of Addison Addition  
 Addison, Texas  
 Town Project No. 1809-Z

DATE: 07/06/2020  
 PROJECT NO: 19006  
 REVISIONS: 08/12/20

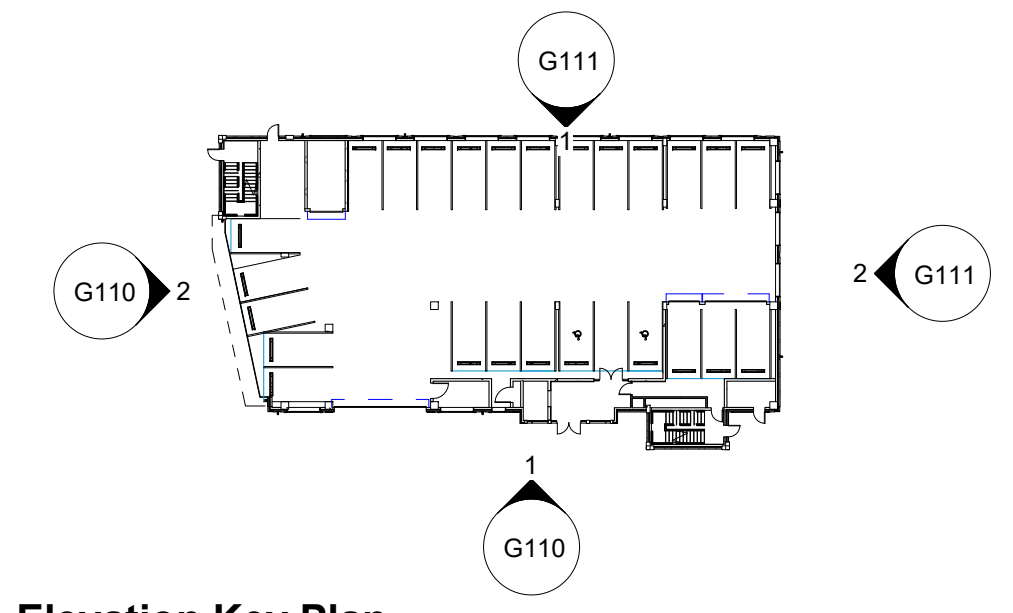
SHEET TITLE:  
**Facade Plans**

SHEET NUMBER:

**G111**

Keynote Legend.	
Key Value	Keynote Text
03 31 00	Structural Concrete
03 31 00.C1	Concrete Structural Slab
03 31 00.D1	Cast in Place Concrete Wall
04 26 00.A1	Bick veneer on Metal Studs
04 26 00.B1	Brick Soldier Course
04 26 00.B4	Stack Bond Accent
04 72 00.A1	Cast Stone Cornice
04 72 00.A4	Cast Stone Sill
05 12 00.B0	C Shape
05 12 00.M0	W Shape
05 31 00	Steel Decking
05 50 00.C1	1" Tie Rod
05 50 00.D2	4" Welded Wire Mesh "Living Wall" with vines
05 70 00.A1	Metal Guardrail and Handrail with Welded Wire Mesh
06 20 13.C1	Stained Wood Soffit
07 24 00.A1	EIFS On Insulation Board

Keynote Legend.	
Key Value	Keynote Text
07 40 00.A1	8"x8" Scupper Box
07 40 00.A2	4" Round Downspout
07 40 00.B2	6"x6" Square Gutter
07 42 43	Aluminum Faced Wall Panels
07 54 23.B1	TPO Roofing, Roof Board, 4" Rigid Insulation over Metal Deck
07 62 00.B1	4" Roof Edge
08 11 00.A2	Aluminum Steel Profile Door
08 11 13.A1	Hollow Metal Door and Frame
08 33 00.C1	Overhead Coiling Door With Motor
08 43 00.C1	Storefront/Steel Window System
08 51 13.A1	Steel Profile Aluminum Window
08 51 23	Steel Windows
09 00 00.A1	Gypsum Wall Assembly, Refer to Wall Types
09 24 00.A2	7/8" Cement Plaster
14 21 23.16	Machine Room-Less Traction Passenger Elevator
32 17 13	Wheel Stop



**3 Elevation Key Plan.**  
 scale: 1" = 50'-0"

**SOUTH ELEVATION MATERIALS TAKEOFF**

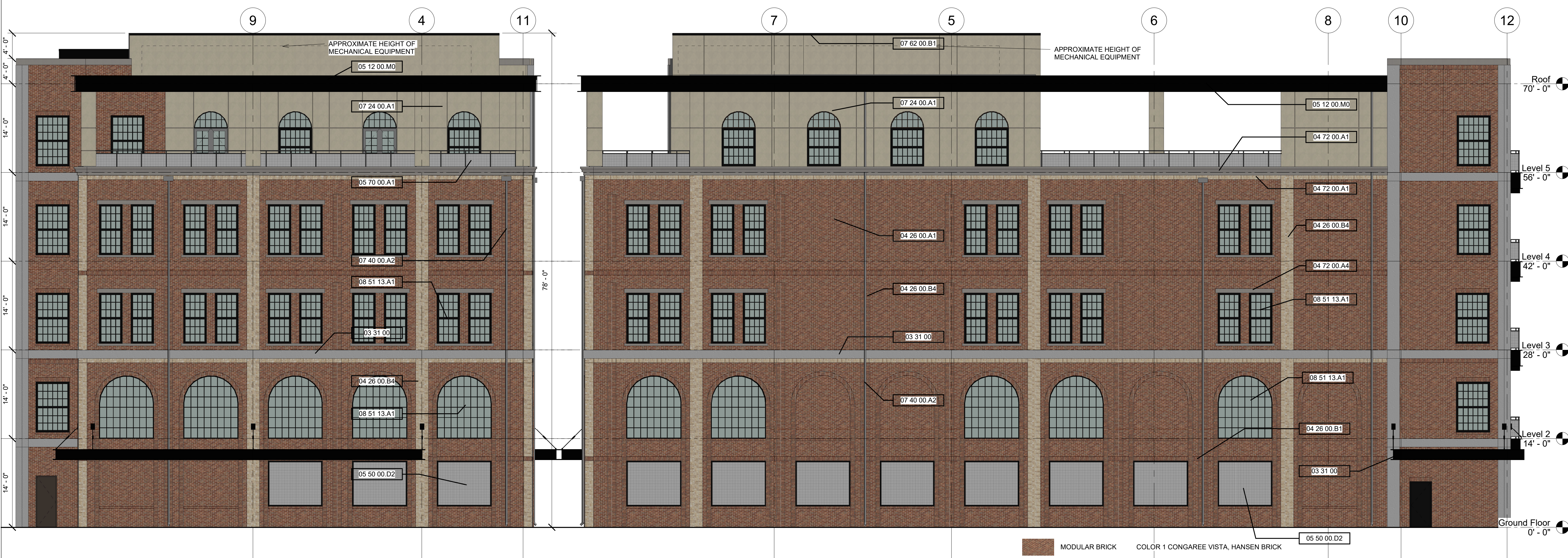
TOTAL:	6293 SF
FENESTRATION:	1462 SF
RESULT:	4831 SF

ACM PANEL	108	2.23%
PAINTED STEEL DETAIL	229	4.75%
EIFS	523	10.81%
EXPOSED CONCRETE	303	6.27%
BRICK AND CAST STONE	3669	75.94%

**EAST ELEVATION MATERIALS TAKEOFF**

TOTAL:	10281 SF
FENESTRATION:	2083 SF
RESULT:	8198 SF

ACM PANEL	190	2.32%
PAINTED STEEL DETAIL	229	2.79%
EIFS	1036	12.64%
EXPOSED CONCRETE	534	6.51%
BRICK AND CAST STONE	621	75.74%

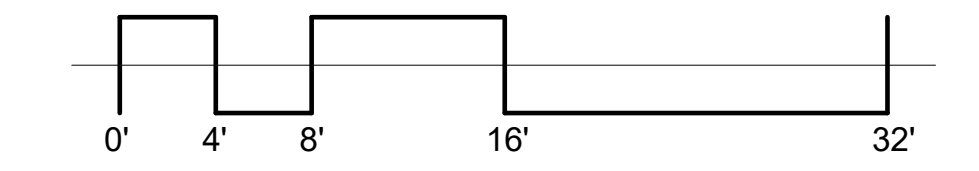


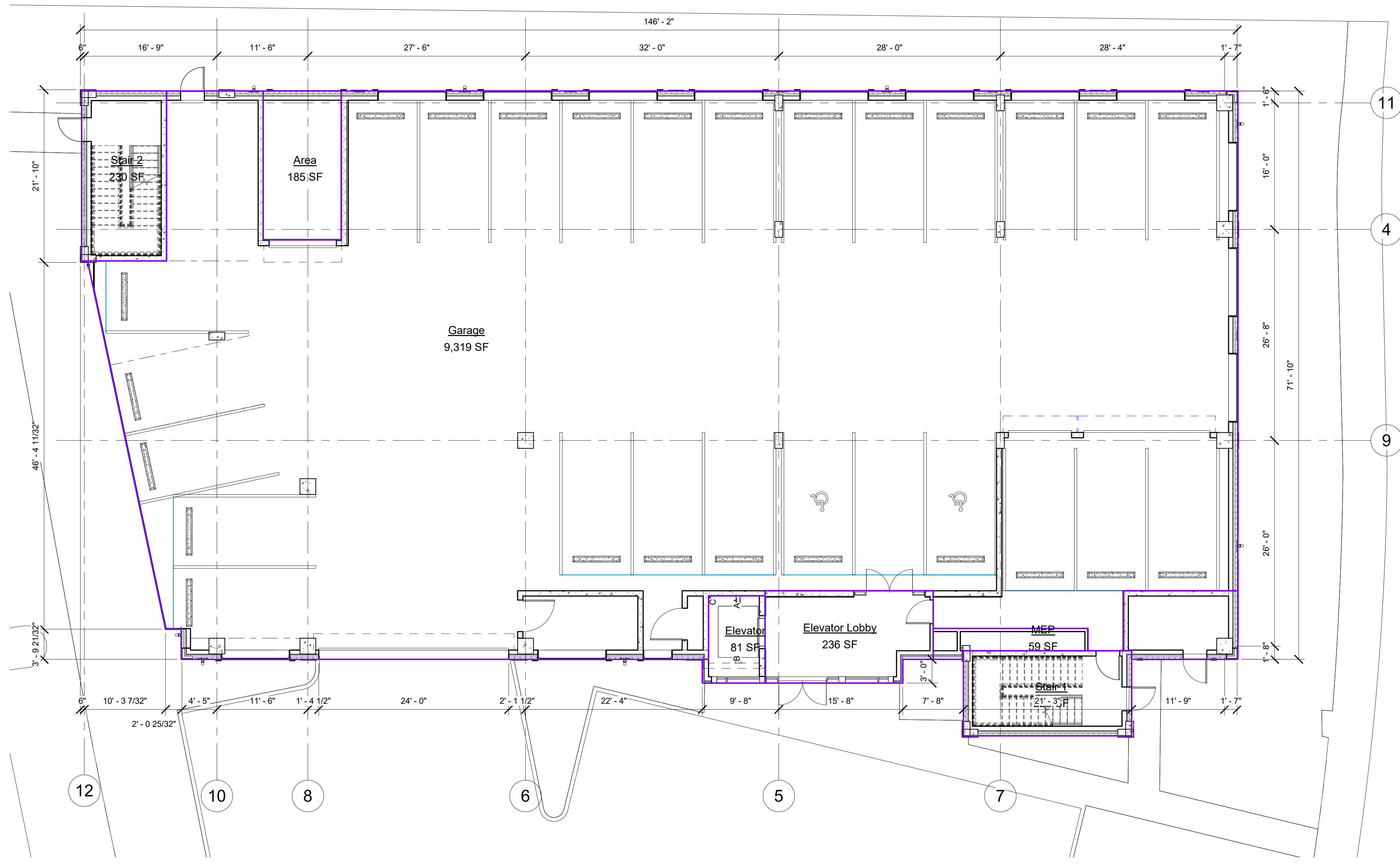
**2 Facade Plan - South**  
 scale: 1/8" = 1'-0"

**1 Facade Plan - East**  
 scale: 1/8" = 1'-0"

- 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.
  - 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

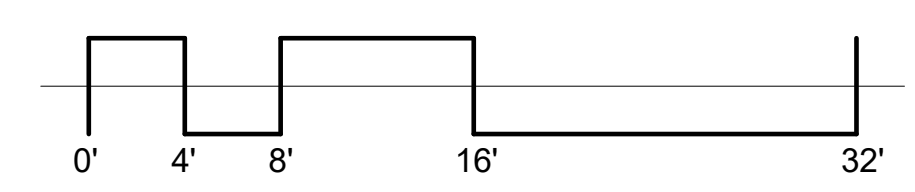
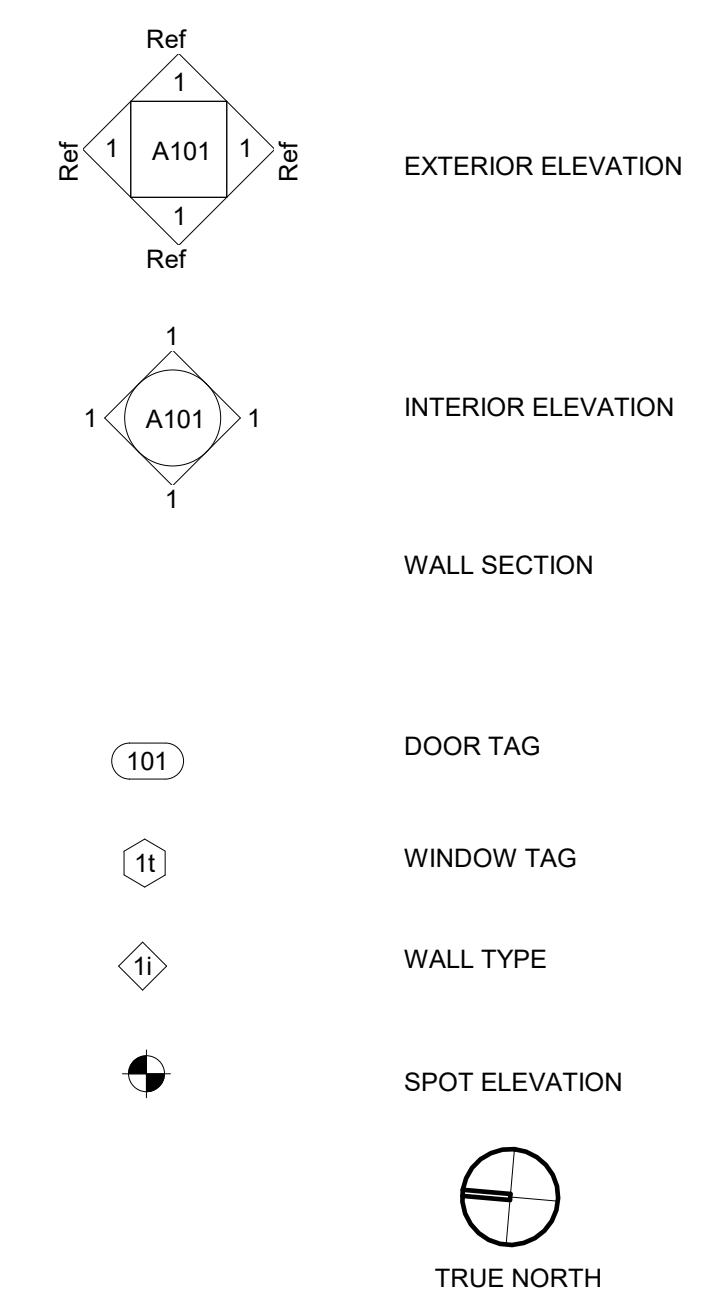
	MODULAR BRICK	COLOR 1 CONGAREE VISTA, HANSEN BRICK
	MODULAR BRICK	COLOR 2 AUGUST, CHEROKEE BRICK
	EXTERIOR INSULATION AND FINISH SYSTEM	BASF 3908 CRESCENT
	EXPOSED CONCRETE	BUFFED AND SEALED
	METAL	BLACK PAINTED
	CAST STONE	BUFF COLOR
	WELDED WIRE MESH	BLACK PAINTED - PLANT VINES AS A LIVING SCREEN





**1 Ground Floor**  
 scale: 1/8" = 1'-0"

1. ALL PARTITIONS ARE TO BE TYPE A UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT.
3. CONTRACTOR TO VERIFY ALL MEP AND STRUCTURAL ENCLOSURES.
4. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE FROM CENTERLINE OF COLUMNS TO FACE OF FINISH OF INTERIOR WALLS AND TO FACE OF FINISH OF EXTERIOR WALLS UNLESS OTHERWISE INDICATED OR DETAILED.
5. FOR FURTHER DIMENSIONING, SEE LARGE SCALE PLANS, SECTIONS, ELEVATIONS, AND DETAILS.
6. SEE SHEET A8.01 FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES AND TOILET ACCESSORIES.
7. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXT. WINDOW FRAMES, CABINET WORK, AND CASEWORK W/ ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
8. PROVIDE 5/8" TYPE "X" GYP. BOARD ON ALL UNFINISHED WALLS.
9. PROVIDE INSULATION ON ALL EXTERIOR WALLS AS INDICATED IN THE COMCHECK INCLUDED IN THE DOCUMENTS.
10. ADD SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE WEIGHT OF ATTACHED ITEMS IS TOO GREAT TO BE SUPPORTED BY METAL STUDS.
11. ADD METAL STRAPS TO AREAS WITH LIGHTWEIGHT WALL MOUNTED EQUIPMENT OR FINISHES WHICH CANNOT MOUNT TO STUD SPACING.
12. ALL DOOR FRAMES TO BE LOCATED 4" FROM ADJACENT WALL TO INSIDE OF DOOR FRAME UNLESS NOTED OTHERWISE.
13. THERE SHALL BE NO WALL ACCESS PANELS IN THE PUBLIC SPACES. ALL ACCESS PANEL LOCATIONS SHALL BE APPROVED BY THE ARCHITECT.
14. PROVIDE WATER RESISTANT GYP BOARD AT ALL PLUMBING FIXTURES, WITH THE EXCEPTION OF TILE BACKER AT TILED SHOWERS. DO NOT INSTALL WATER RESISTANT GYP BOARD IN CEILINGS.
15. DO NOT BOLT, SHOT FASTEN, OR PENETRATE BOTTOM SURFACE OF JOISTS AND BEAMS. DO NOT BOLT HEAVY LOADS INTO FLAT SECTIONS OF SLABS. REVIEW PROPOSED CORE PENETRATIONS IN STRUCTURAL FLOORS, ROOFS, AND WALLS WITH ARCHITECT.



**Owner:**  
 J&B Baumann Holdings LLC  
 4801 Arapaho Road  
 Suite 100  
 Addison, Texas 75001

**Architect/Applicant:**  
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 100 N. Cottonwood Drive  
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 v: 214.810.4535

**Civil Engineer:**  
 Pacheco Koch  
 7557 Rambler Road  
 Suite 1400  
 Dallas, Texas 75231  
 v: 972.255.3031

**Baumann Building**  
 4901 Arapaho Road  
 Lot 1 Block A  
 Wingate Inn of Addison Addition  
 Addison, Texas  
 Town Project No. 1809-Z

DATE: 07/06/2020  
 PROJECT NO.: 19006  
 REVISIONS: 08/12/20

SHEET TITLE:  
**Ground Floor**

SHEET NUMBER:

**G121**

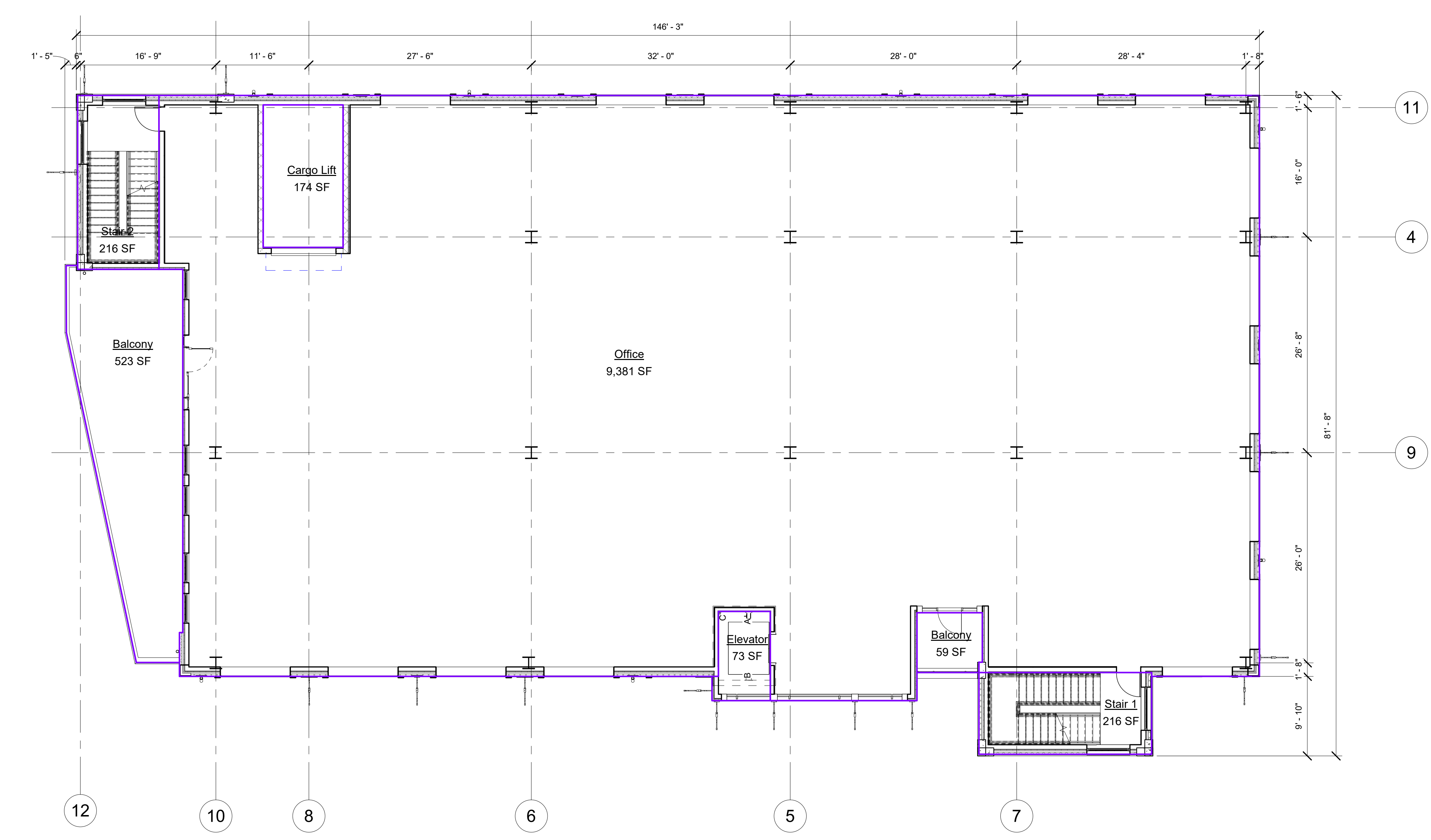
**Owner:**  
 J8 Baumann Holdings LLC  
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 Greenlight Studio, LLC  
 1020 N. Cottonwood Drive  
 Suite 104  
 Richardson, Texas 75080  
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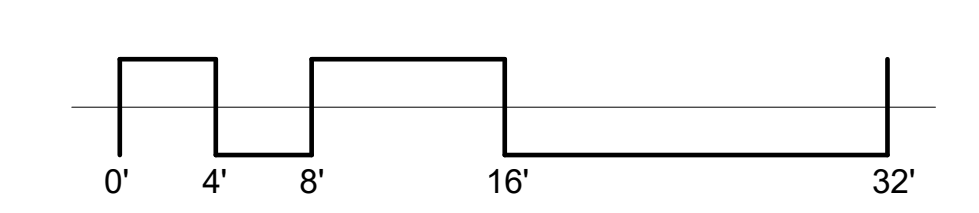
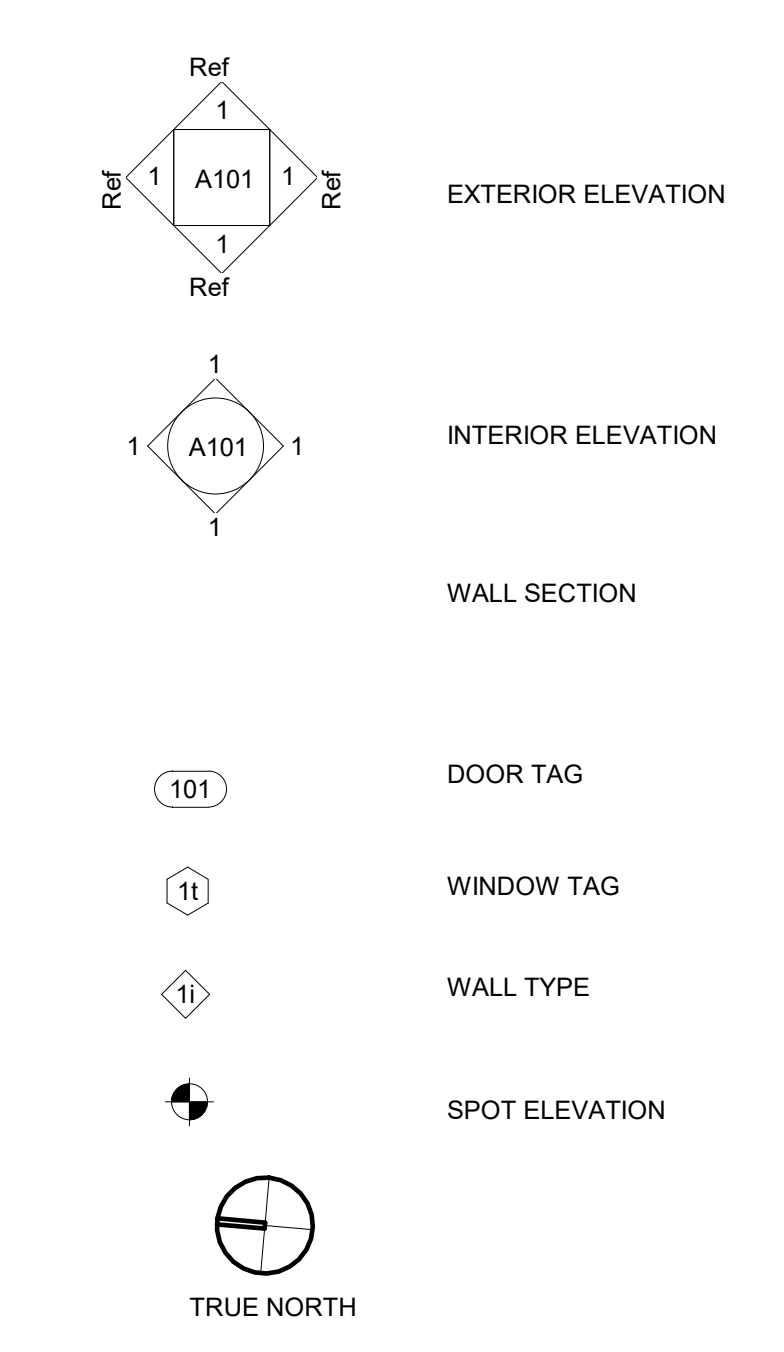
**Civil Engineer:**  
 Pacheco Koch  
 7537 Rambler Road  
 Suite 1400  
 Dallas, Texas 75231  
 v: 972.235.3031

**Baumann Building**  
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 Lot 1 Block A  
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 Town Project No. 1809-Z

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**1 Level 2**  
 scale: 1/8" = 1'-0"



DATE:	07/06/2020
PROJECT NO.:	19006
REVISIONS:	08/12/20
SHEET TITLE:	Floor 2
SHEET NUMBER:	

**G122**

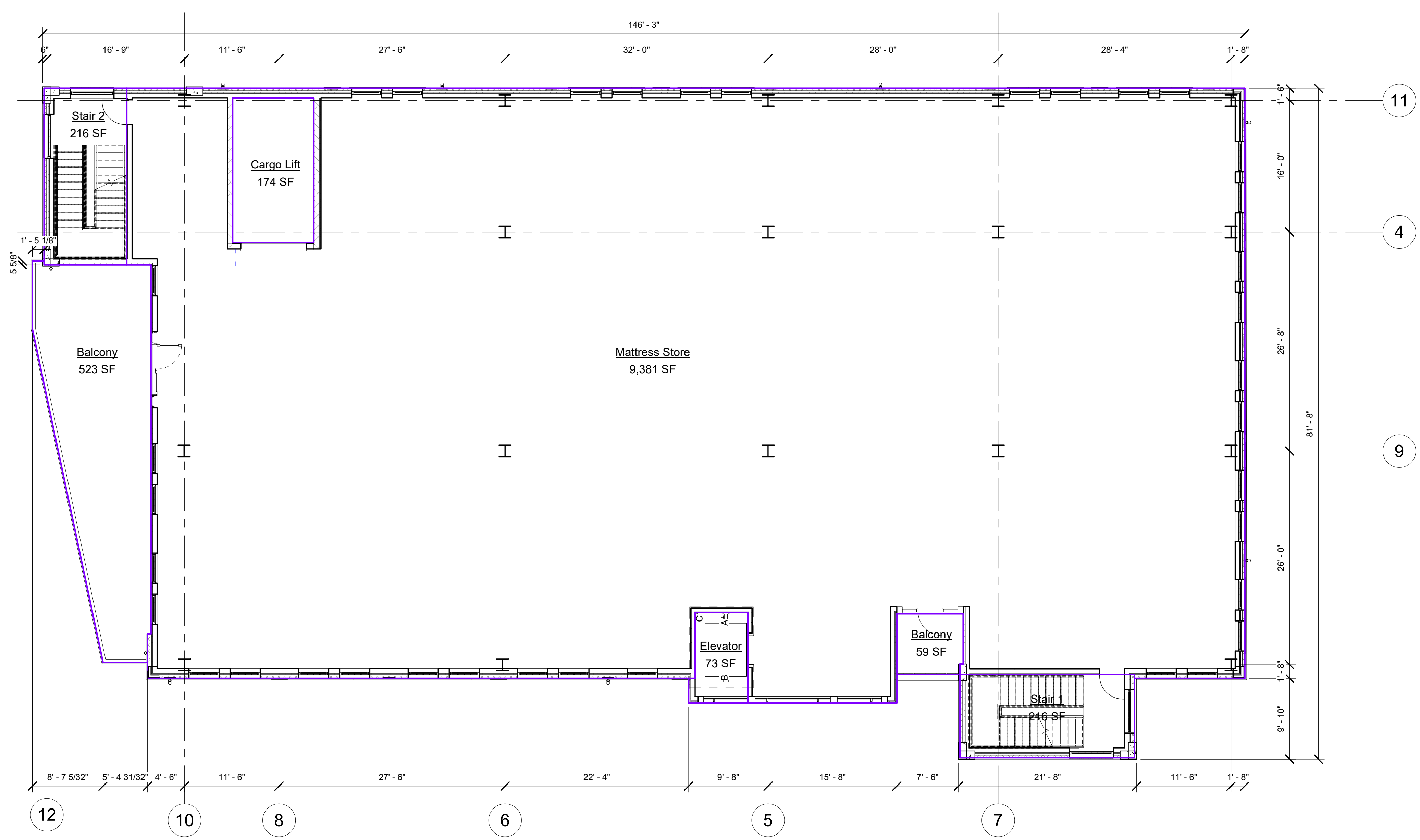
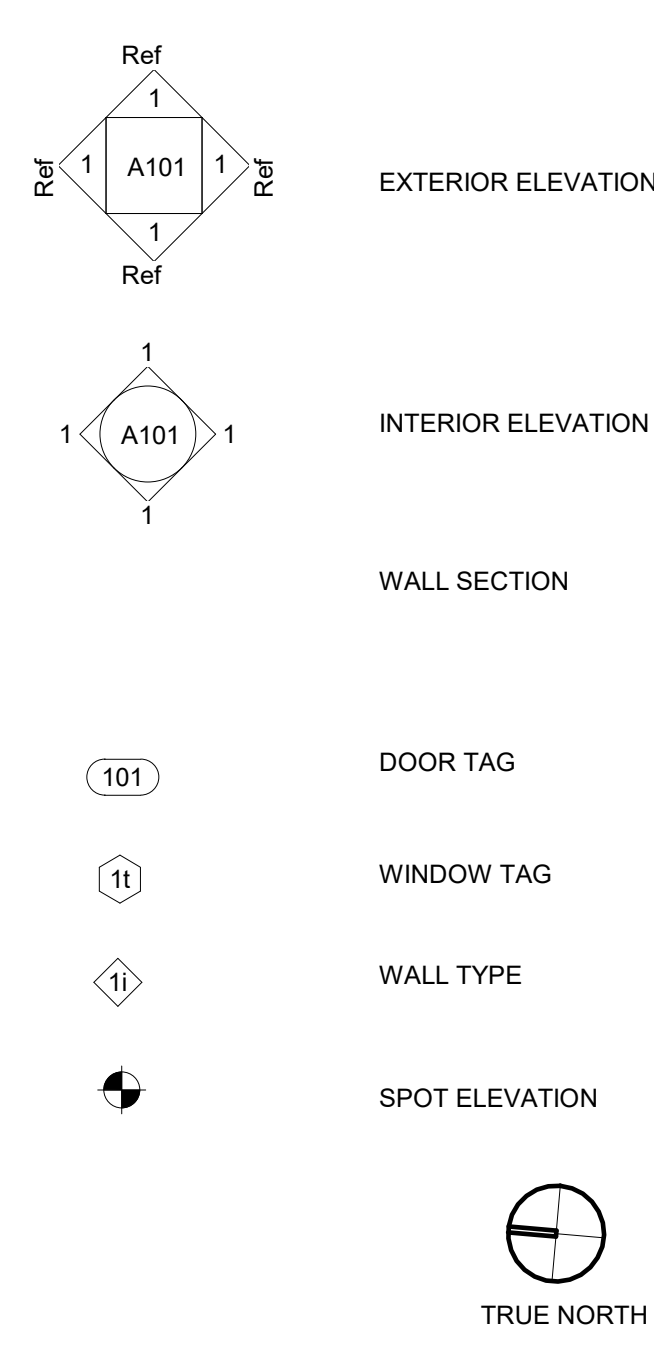
Owner:  
 JB Baumann Holdings LLC  
 4801 Arapaho Road  
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**Baumann Building**  
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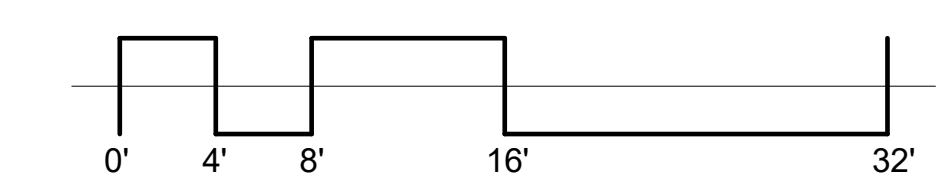
**1 Level 3** (LEVEL 4 - IDENTICAL - 9,381 SF USE - CLOTHIER)  
 scale: 1/8" = 1'-0"

DATE: 07/06/2020  
 PROJECT NO: 19006  
 REVISIONS: 08/12/20

SHEET TITLE:  
**Floors 3-4**

SHEET NUMBER:

**G123**



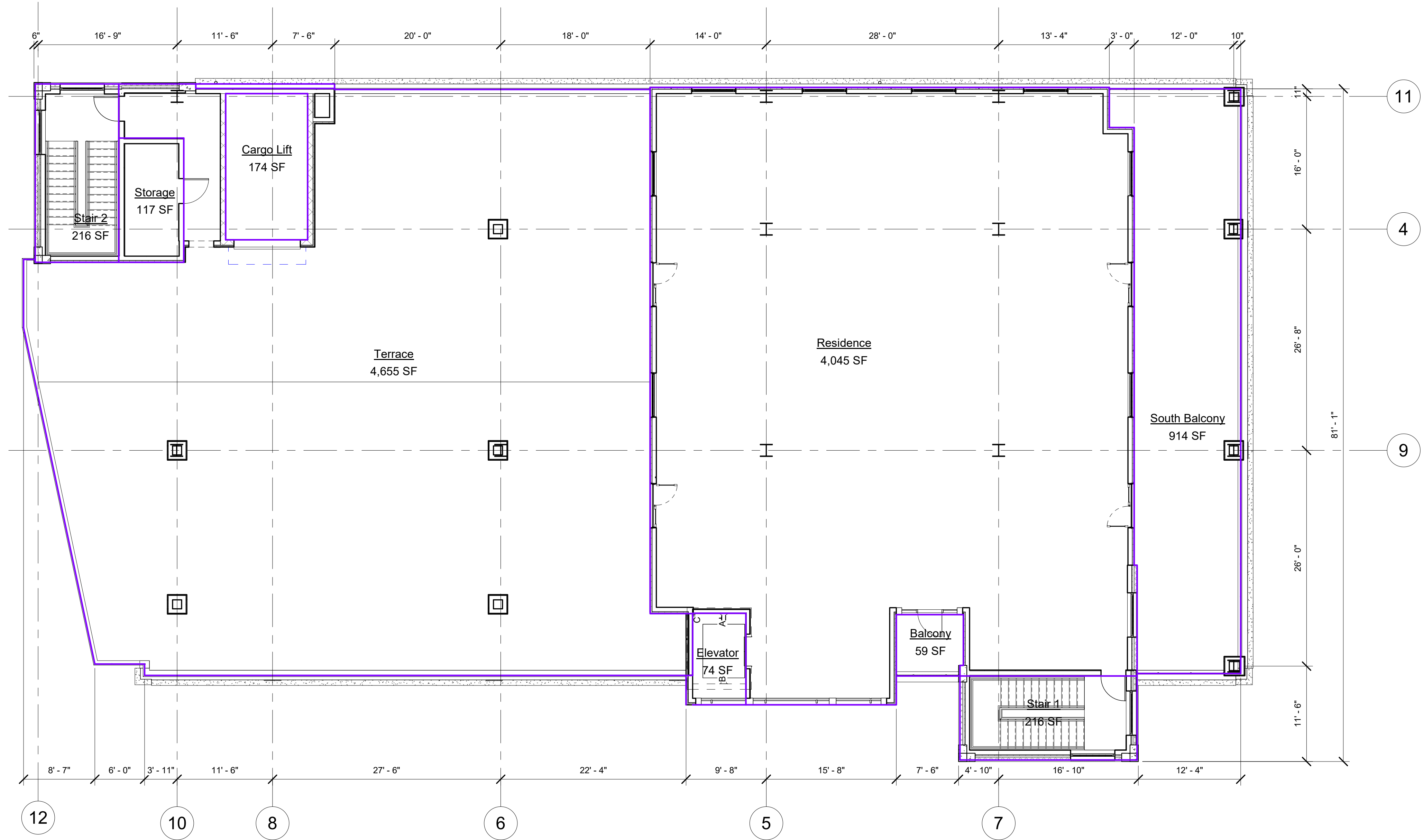
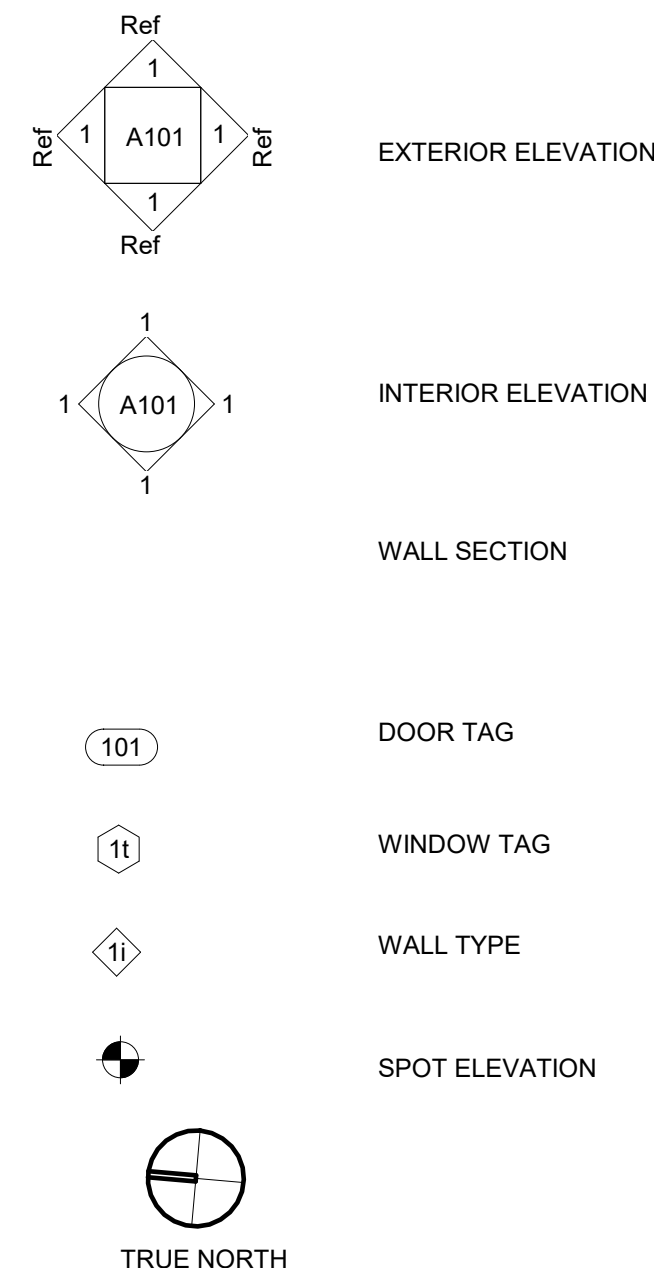
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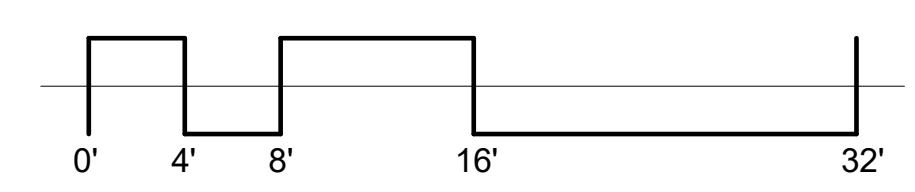
**1 Level 5**  
 scale: 1/8" = 1'-0"

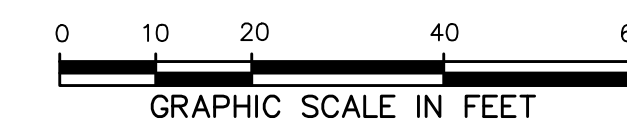
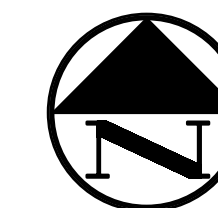
DATE:	07/06/2020
PROJECT NO.:	19006
REVISIONS:	08/12/20

SHEET TITLE:  
**Floor 5**

SHEET NUMBER:

**G125**





**LEGEND**

- B<sub>1</sub> BOLLARD
  - EM<sub>1</sub> ELECTRIC METER
  - PP<sub>1</sub> POWER POLE
  - LS<sub>1</sub> LIGHT STANDARD
  - WM<sub>1</sub> WATER METER
  - WV<sub>1</sub> WATER VALVE
  - ICV<sub>1</sub> IRRIGATION CONTROL VALVE
  - FH<sub>1</sub> FIRE HYDRANT
  - MC<sub>1</sub> CLEANOUT
  - MANH<sub>1</sub> MANHOLE
  - TSC<sub>1</sub> TRAFFIC SIGNAL CONTROL
  - TSP<sub>1</sub> TRAFFIC SIGNAL POLE
  - TELE<sub>1</sub> TELEPHONE BOX
  - FL<sub>1</sub> FLOOD LIGHT
  - FP<sub>1</sub> FLAG POLE
  - SIGN<sub>1</sub> TRAFFIC SIGN
- PROPERTY LINE
  - x- FENCE
  - 613 EXISTING CONTOUR
  - 450 PROPOSED CONTOUR
  - DRAINAGE FLOW DIRECTION
  - 100-YR FLOODPLAIN LIMITS
  - DRAINAGE DIVIDE
- DA 8  
1.00  
7.99
- PROPOSED DRAINAGE AREA ID  
AREA IN ACRES  
Q<sub>100</sub> IN CUBIC FEET PER SECOND

THE EXISTING DRAINAGE AREA MAP FOR THIS SITE WAS COMPLETED BY GINN, INC. CONSULTING ENGINEERS AS PART OF THE TOWN OF ADDISON-ARAPAHO ROAD/QUORUM DRIVE IMPROVEMENTS PACKAGE DATED DECEMBER 1983

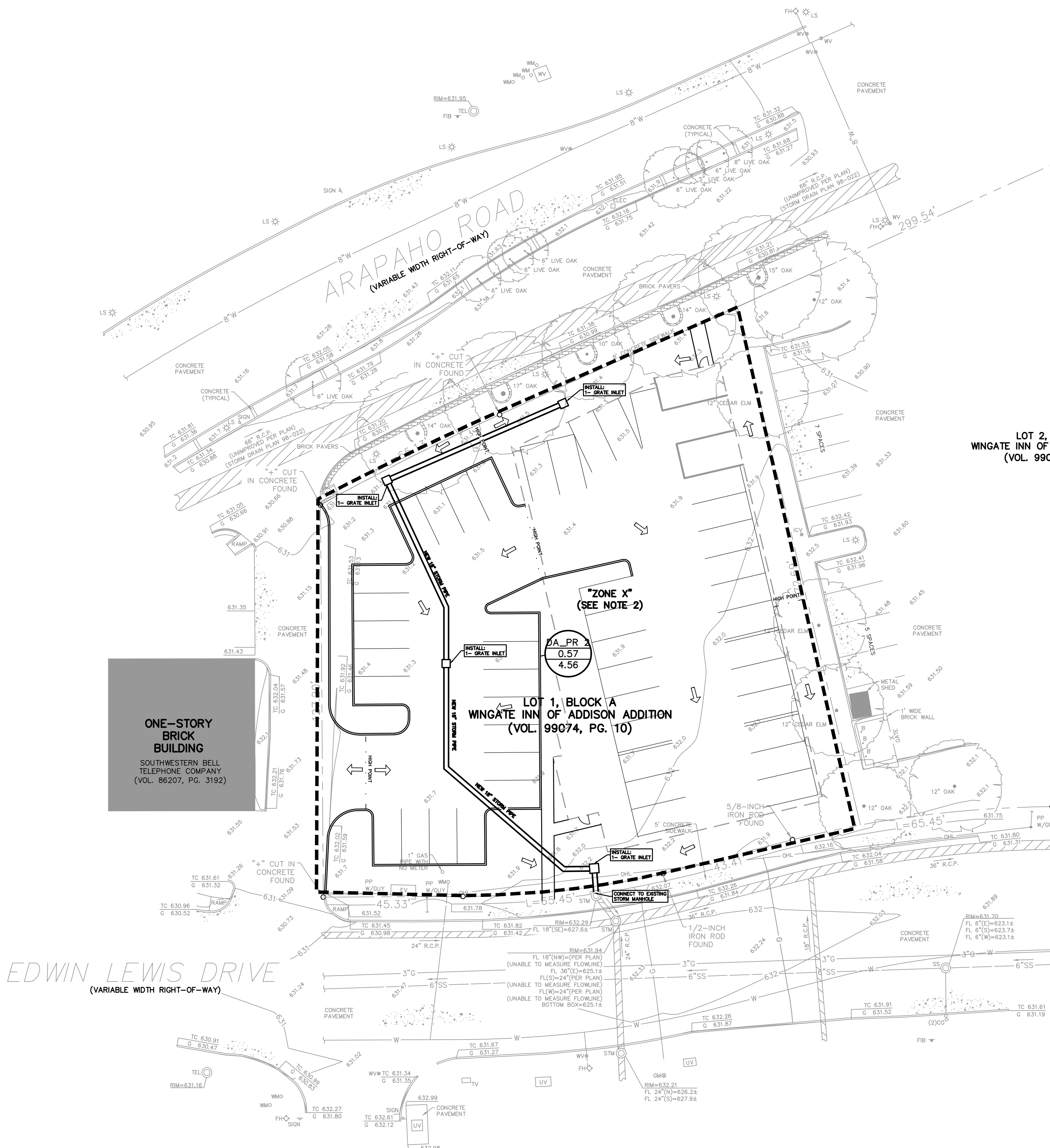
EXISTING DRAINAGE AREA TABLE						
DRAINAGE AREA ID	AREA (acres)	C	T <sub>c</sub> (min)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	COMMENTS
DA 1	0.57	0.95	10	11.6	6.28	DRAINS TO EXISTING STORM SYSTEM IN EDWIN LEWIS DRIVE

PROPOSED DRAINAGE AREA TABLE						
DRAINAGE AREA ID	AREA (acres)	C	T <sub>c</sub> (min)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	COMMENTS
DA PR 2	0.57	4.56				

**GRADING & DRAINAGE GENERAL NOTES**

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
  - 6.A. RCP C-76, CLASS III
  - 6.B. ADS N-12
  - 6.C. HANCOR HI-Q
  - 6.D. CONTECH ALUMINIZED ULTRA FLOW
- UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
- FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD TOWN SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD TOWN SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

LOT 2, BLOCK A  
WINGATE INN OF ADDISON ADDITION  
(VOL. 99074, PG. 10)



ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

**Pacheco Koch**  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1008000

**PRELIMINARY DRAINAGE PLAN**  
**BAUMANN BUILDING**  
**LOT 1, BLOCK A**  
**4901 ARAPAHO RD.**  
**TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
EMZ	GAC	MAR 2020				<b>C1.1</b>

**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 EMILY M. ZOELLNER, P.E.  
TEXAS REGISTRATION NO. 123461  
DATE: 03/30/2020



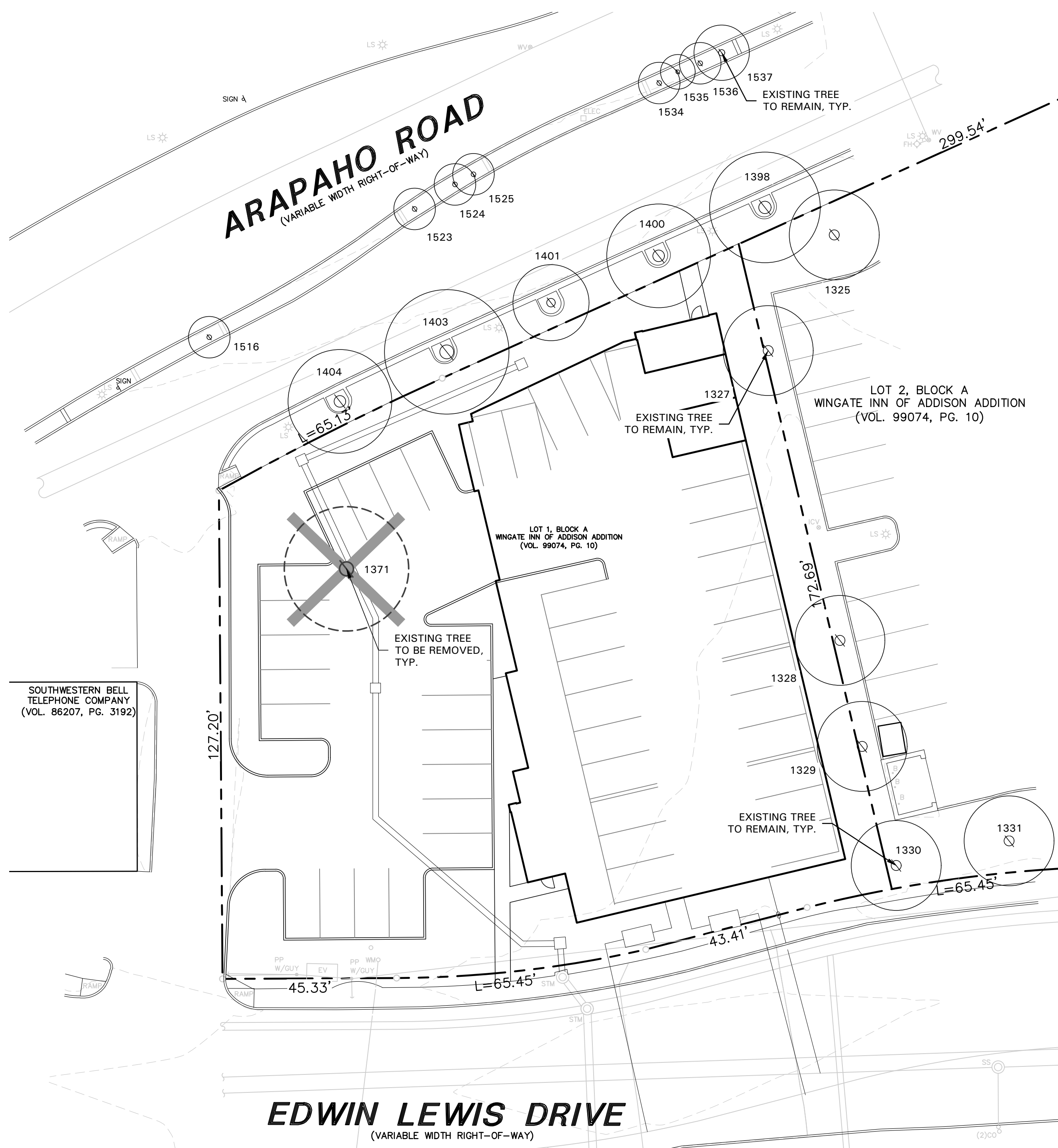


**Baumann Building**  
4901 Arapaho Road  
Lot 1, Block A  
Wingate Inn of Addison Addition  
Addison, Texas  
Town Project No. 1809-Z

Project Number: 19147  
Issue Date: 01.24.2020  
Drawn By: NAY  
Checked By: KAH

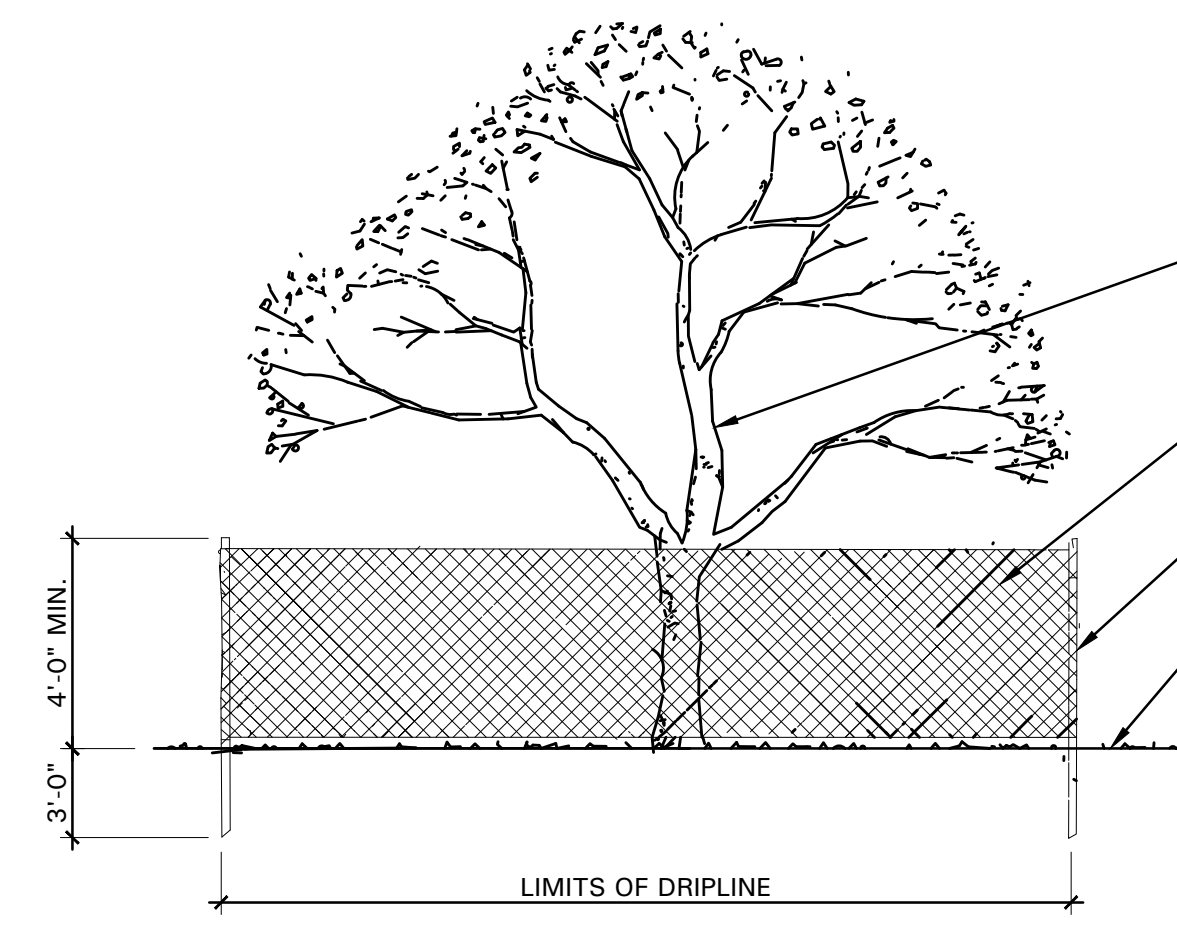
Revisions  
No. Date: Detail:  
03.27.20 City Comments

Sheet Title:  
**TREE PRESERVATION PLAN**  
Sheet Number:  
**L1.01**



TREE SURVEY FIELD DATA				
No.	Di. (Inches)	Species (Common name)	Status	Remarks
1325	12	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1327	12	CEDAR ELM	TO REMAIN	OUTSIDE OF PROPERTY
1328	12	CEDAR ELM	TO REMAIN	OUTSIDE OF PROPERTY
1329	12	CEDAR ELM	TO REMAIN	OUTSIDE OF PROPERTY
1330	12	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1331	12	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1371	17	OAK	TO BE REMOVED	
1398	15	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1400	14	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1401	10	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1403	17	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1404	14	OAK	TO REMAIN	OUTSIDE OF PROPERTY
1516	6	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1523	6	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1524	6	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1525	6	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1534	6	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1535	5	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1536	6	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
1537	8	LIVE OAK	TO REMAIN	OUTSIDE OF PROPERTY
Total Caliper Inches on Site				17
Total Caliper Inches Removed				17
Total Mitigation Inches Required				17

- TREE PRESERVATION NOTES**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
  - IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
  - NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
  - ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
  - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
  - NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
  - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
  - NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
  - BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
  - IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
  - ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
  - ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
  - WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

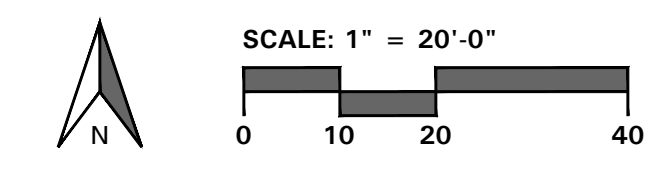


**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE

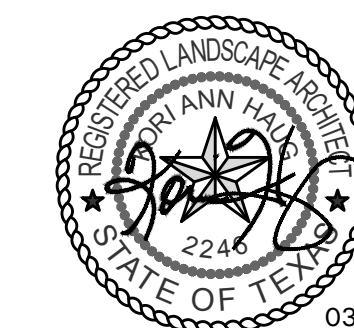
**Owner:** JR Baumann Holdings LLC  
4801 Arapaho Road  
Suite 100  
Addison, Texas 75001

**Architect/Applicant:** Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
214.810.4535

**Civil Engineer:** Pacheco Koch  
7557 Rambler Road  
Suite 1400  
Dallas, Texas 75231  
972.235.3031







**Baumann Building**

4901 Arapaho Road  
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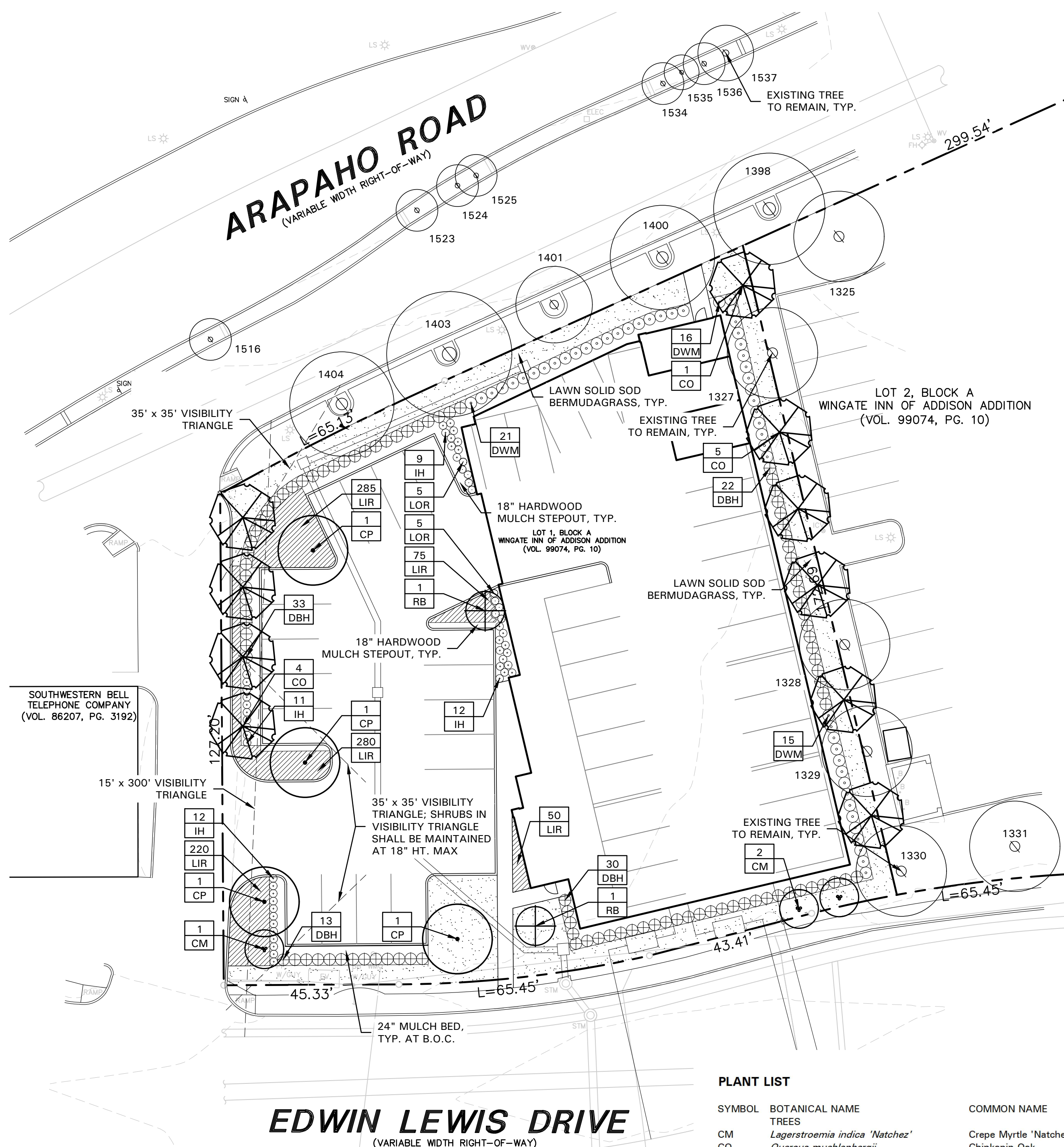
Revisions  
No: Date: Detail:  
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Sheet Title:

**LANDSCAPE PLAN**

Sheet Number:

**L2.01**



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**  
THE CITY OF ADDISON, TEXAS

SITE LANDSCAPE	
1. 20% of the site to be landscape area. Total Site Area: 24,730 s.f. (0.57 acre)	
Required 4,946 s.f. (20%)	Provided 6,761 s.f. (27%)
STREET LANDSCAPE BUFFER	
1. 20' landscape buffer.	
2. One (1) shade tree, 4" cal., per 30 l.f. of street frontage.	
3. Evergreen shrubs planted 3' to 3.5' on center.	
Arapaho Road: 150 l.f.	
Required 20' landscape buffer (5) trees, 4" cal.	Provided provided (4) existing trees (1) tree, 4" cal. evergreen shrubs 3' o.c.
Edwin Lewis Drive: 177 l.f.	
Required 20' landscape buffer (6) trees, 4" cal.	Provided provided (1) tree, 4" cal. (4) trees, 3" cal. evergreen shrubs 3' o.c.
PARKING LOT PERIMETER	
1. One (1) tree, 4" cal., per 35 l.f. of perimeter.	
2. Evergreen shrubs planted 3' to 3.5' on center.	
Parking Lot Perimeter: 192 l.f.	
Required (5) shade tree, 4" cal. evergreen shrubs, 3' o.c.	Provided (5) shade tree, 4" cal. evergreen shrubs, 3' o.c.
PARKING LOT SCREENING	
1. Evergreen shrubs, 3' ht., planted 3' on center in a single row in a bed at least 42" wide.	
2. Evergreen shrubs, 3' ht., must be at least 3.5' higher than the finished elevation of the adjacent parking lot.	
Required evergreen shrubs, 3' ht.	Provided evergreen shrubs, 3' ht.
PARKING LOT LANDSCAPE	
1. 5% of the total parking area to be landscaped.	
2. One (1) large shade tree per 10 parking spaces.	
Total Parking Area: 6,120 s.f. Total Parking spaces: 20	
Required 306 s.f. (5%) (2) shade trees, 4" cal.	Provided 1,204 s.f. (20%) (2) shade trees, 4" cal.

**PLANT LIST**

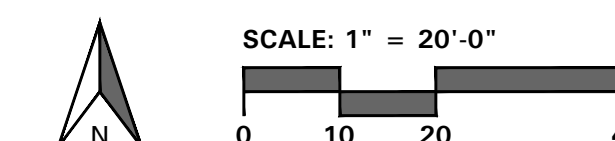
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
CM	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle 'Natchez'	3	8' ht.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	10	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CP	<i>Pistacia chinensis</i>	Chinese Pistache	4	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	2	3" cal.	container grown, 8' ht., 4' spread min.
<b>SHRUBS/GROUND COVER</b>					
DBH	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly	98	5 gal.	container full, 20" spread, 36" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	52	5 gal.	container full, 20" spread, 36" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'	44	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscari 'Big Blue'</i>	Liriope 'Big Blue'	910	4" pots	container full top of container, 12" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'	10	3 gal.	container full, 18" spread, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

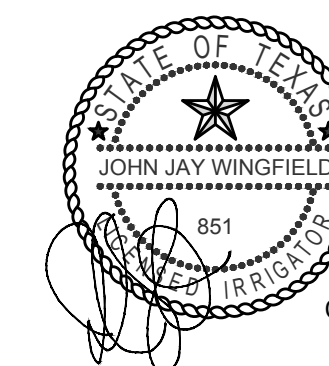
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**Owner:**  
JR Baumann Holdings LLC  
4801 Arapaho Road  
Suite 100  
Addison, Texas 75001

**Architect/Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
214.810.4535

**Civil Engineer:**  
Pacheco Koch  
7557 Rambler Road  
Suite 1400  
Dallas, Texas 75231  
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# Baumann Building

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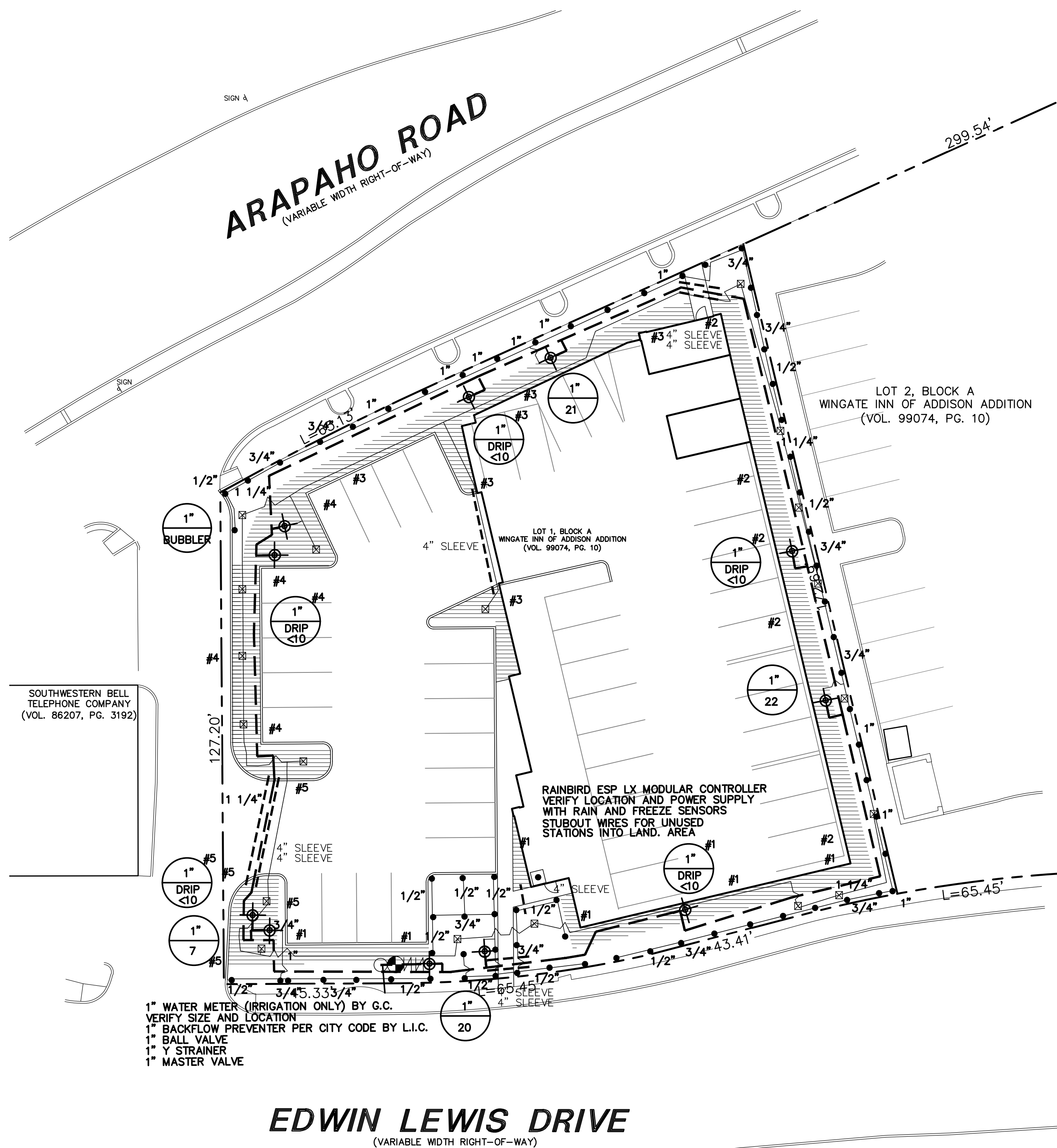
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Sheet Title:

## IRRIGATION PLAN

Sheet Number:

# L3.01



### SLEEVING NOTES

- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
- SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
- CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
- CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
- CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
- CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

### IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
- ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
- LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
- ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
- NOZZLES SHALL BE RAINBIRD PLASTIC, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
- ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- THE DESIGN PRESSURE IS 65 PSI.
- ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

### IRRIGATION LEGEND

- RAINBIRD 1804 POP-UP LAWN HEAD
- HUNTER MP ROTATOR NOZZLE
- RAINBIRD 5000 ROTARY FC
- RAINBIRD 5000 ROTARY PC
- RAINBIRD BUBBLER (2 PER TREE, TYP.)
- RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- VALVE SIZE GPM
- NETAFIM TECHLINE#TDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

### BUBBLER PIPING CHART

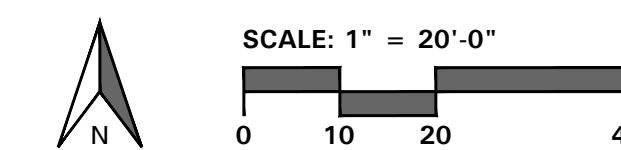
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	3/4"
6 - 10	1"
11 - 20	1 1/4"
21 - 30	1 1/2"
31 - 40	2"

- 1" WATER METER (IRRIGATION ONLY) BY G.C. VERIFY SIZE AND LOCATION
- 1" BACKFLOW PREVENTER PER CITY CODE BY L.I.C.
- 1" BALL VALVE
- 1" Y STRAINER
- 1" MASTER VALVE

**Owner:**  
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4801 Arapaho Road  
Suite 100  
Addison, Texas 75001

**Architect/Applicant:**  
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**SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS**

**PART 1 - GENERAL**

- 1.1 DESCRIPTION
  - A. Provide underground irrigation sleeves as indicated on the drawings.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
  - A. Section 32 8424 - Irrigation System
- 1.3 REFERENCED STANDARDS
  - A. American Society for Testing and Materials:
    1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
    2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
    3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

**PART 2 - MATERIALS**

- 2.1 DEFINITIONS
  - A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.
  - B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.
- 2.2 GENERAL
  - A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:
    1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
    2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

**PART 3 - EXECUTION**

- 3.1 INSTALLATION
  - A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
  - B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.
- 3.2 BACKFILL
  - A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
  - B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

**END OF SECTION**

**SECTION 32 8424 - IRRIGATION SYSTEM**

**PART 1 - GENERAL**

- 1.1 SCOPE
  - A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

- B. Work includes but is not limited to:
  1. Trenching and backfill.
  2. Installation of automatic controlled system.
  3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

**1.2 RELATED WORK SPECIFIED ELSEWHERE**

- A. Refer to Irrigation Plans for controller, head, and valve locations.
- B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 - Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

**1.3 APPLICABLE STANDARDS**

- A. America Standard for Testing and Materials (ASTM) - Latest edition.
  1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
  2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
  3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
  4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
  5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
  6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
  7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
  8. D2855 Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

**1.4 MAINTENANCE AND GUARANTEE**

- A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.
- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

**1.5 SUBMITTALS**

- A. Procedure: Comply with Division I requirements.
- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's cut sheets and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

- D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.
- E. Operating and Maintenance Manuals:
  1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
  2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
  3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
  4. Provide the following in each manual:
    - a. Index sheet with Contractor's name, address, telephone number, and contact name.
    - b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
    - c. Equipment list providing the following for each item:
      - 1) Manufacturer's name
      - 2) Make and model number
      - 3) Name and address of local part's representative
      - 4) Spare parts list in detail
      - 5) Details operating and maintenance instructions for major equipment.

- F. Project Record Documents:
  1. Comply with Division I requirements.
  2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
  3. When dimensioning is complete, transpose work to bond paper.
  4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.
- H. Controller Keys: Provide three (3) sets of keys to controller enclosures(s).

- I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

**1.6 TESTING**

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

**1.7 COORDINATION**

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

**PART 2 - PRODUCTS**

**2.1 GENERAL**

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

**2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)**

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

**2.3 COPPER TUBING**

- A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

**2.4 COPPER TUBE FITTINGS**

- A. Cast brass or wrought copper, sweat - solder type.
- B. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- C. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

**2.6 SCHEDULE 80 PVC NIPPLES**

- A. Composed of Standard Schedule 40 PVC Fittings and PVC

meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (1/2") diameter by eight (8") inches long, where applicable.

- B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.
- 2.7 MATERIALS - SEE IRRIGATION PLAN
  - A. Sprinkler heads in lawn area as specified on plan.
  - B. PVC Pipe: Class 200, SDR 21
  - C. Copper Tubing (City Connection): Type "M"
  - D. 24V Wire: Size 14, Type UF
  - E. Electric valves: Shall be all plastic construction as indicated on plans.
  - F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

**PART 3 - EXECUTION**

**3.1 INSTALLATION - GENERAL**

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods, rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

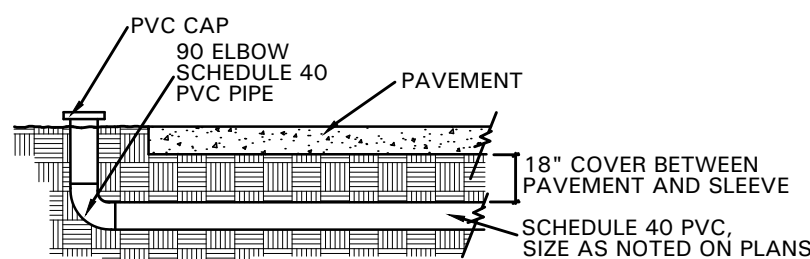
**3.2 PIPE INSTALLATION**

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

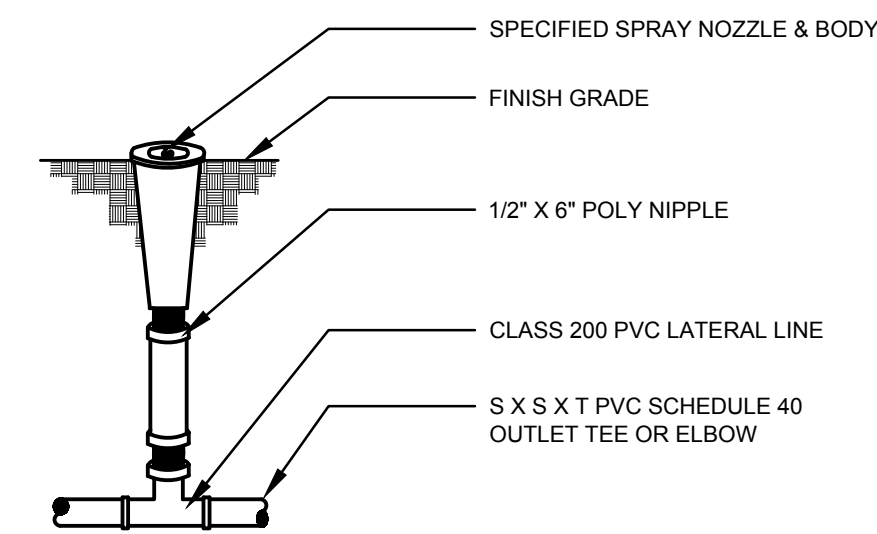
**3.3 PVC PIPE AND FITTING ASSEMBLY**

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

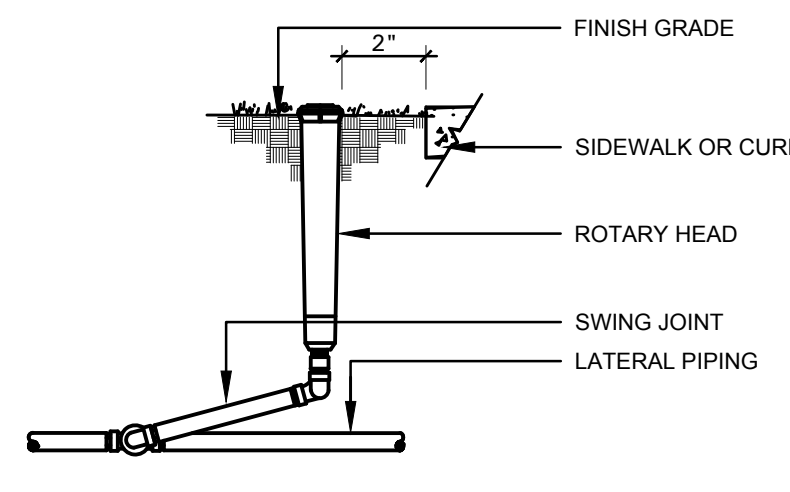
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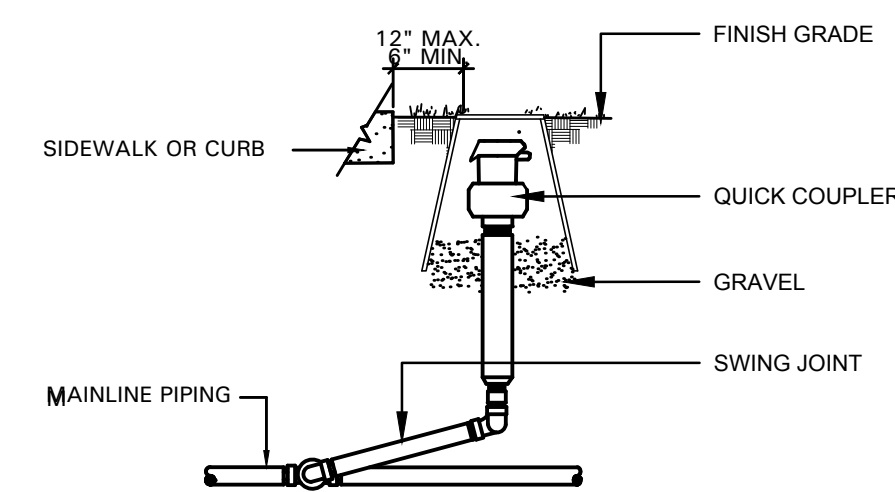
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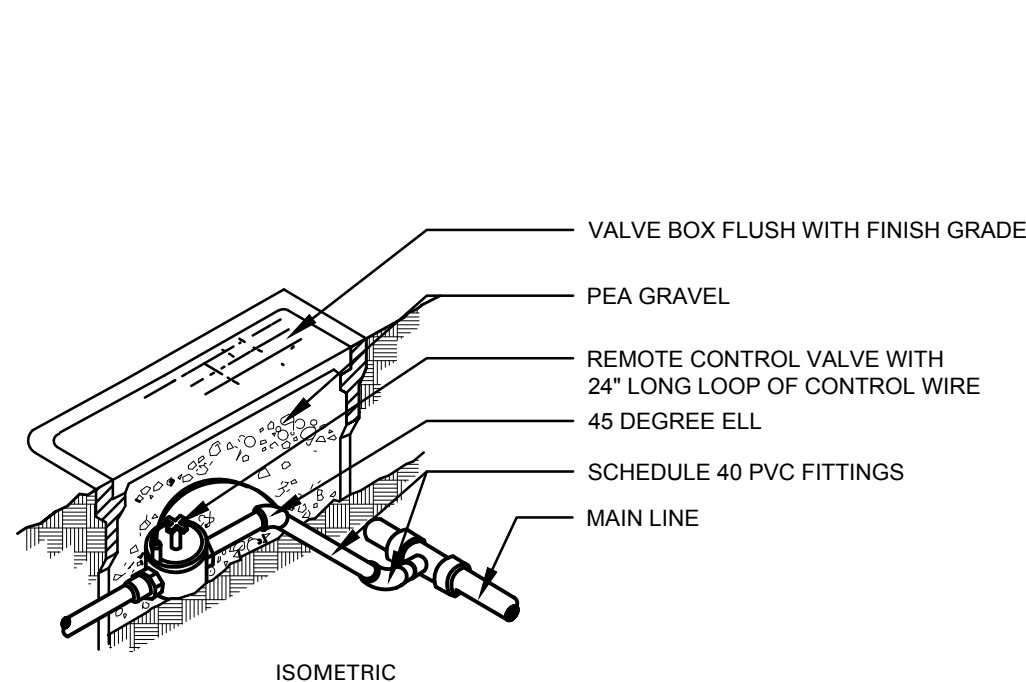
**02 POP-UP LAWN SPRAY ASSEMBLY**  
NOT TO SCALE



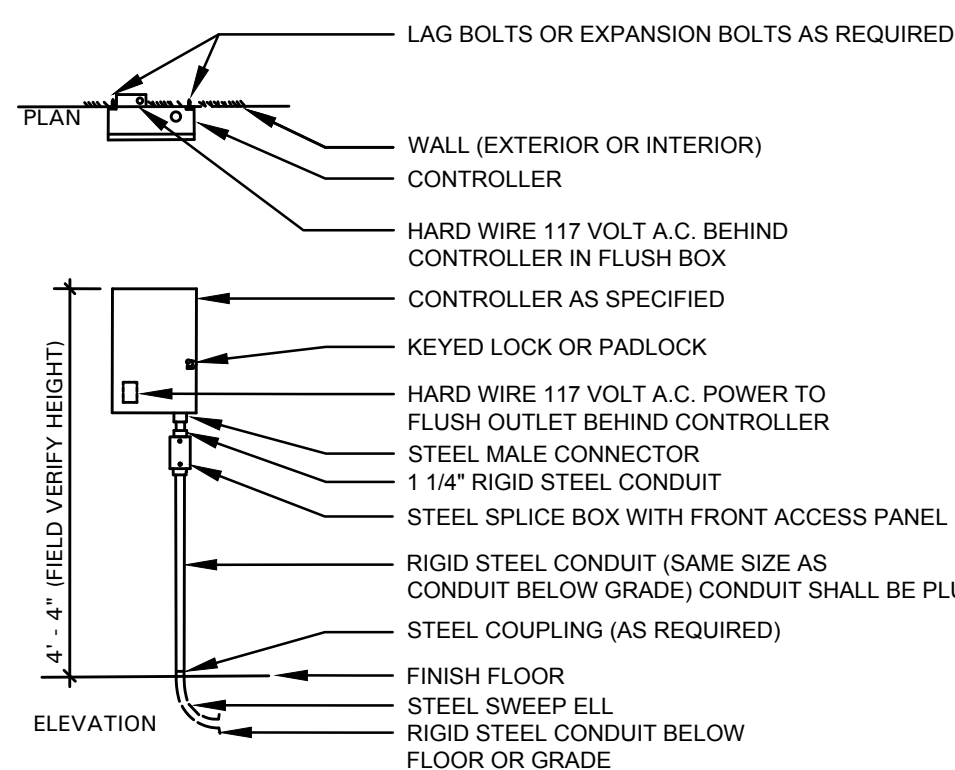
**03 ROTARY HEAD**  
NOT TO SCALE



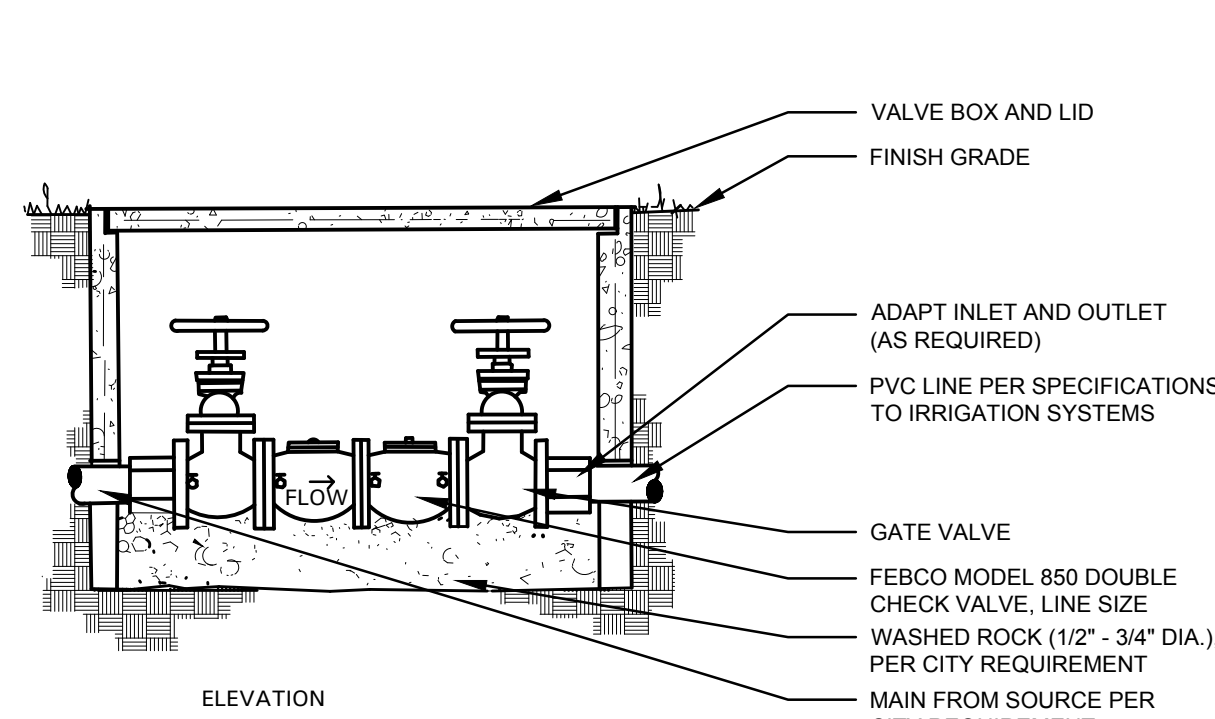
**04 QUICK COUPLER**  
NOT TO SCALE



**05 REMOTE CONTROL VALVE**  
NOT TO SCALE



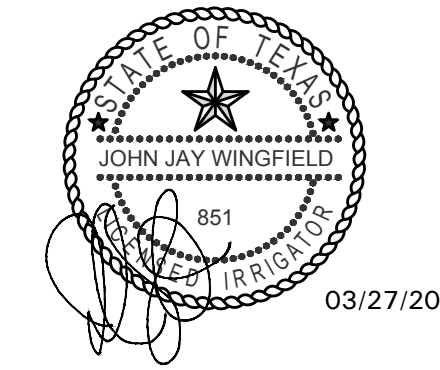
**06 WALL MOUNTED CONTROLLER**  
NOT TO SCALE



**07 BACKFLOW PREVENTER**  
NOT TO SCALE



4245 North Central Expy  
Suite 501  
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214.865.7192 office



**Baumann Building**  
4901 Arapaho Road  
Lot 1, Block A  
Wingate Inn of Addison Addition  
Addison, Texas  
Town Project No. 1809-Z

Project Number: 19147  
Issue Date: 01.24.2020  
Drawn By: JJW  
Checked By: JJW

Revisions  
No: Date: Detail:  
03.27.20 City Comments

**Owner:**  
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**Architect/Applicant:**  
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**Civil Engineer:**  
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Sheet Title:  
**IRRIGATION SPECIFICATIONS AND DETAILS**

Sheet Number:  
**L3.02**



## **Planning & Zoning Commission**

**Meeting Date:** 08/18/2020

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### **Agenda Caption:**

Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings.

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