REGULAR MEETING & WORK SESSION OF THE CITY COUNCIL

April 13, 2021

ADDISON TREEHOUSE

14681 MIDWAY RD. SUITE 200, ADDISON, TX 75001
6:00 PM WORK SESSION & REGULAR MEETING

Notice is hereby given that the Addison City Council will conduct its REGULARLY SCHEDULED MEETING on Tuesday, April 13, 2021 at the Addison TreeHouse with a quorum of the City Council physically present. Limited seating for members of the public will be available using CDC recommended social distancing measures. The Town will utilize telephone or videoconference public meetings to facilitate public participation to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Council. Email comments may also be submitted to: iparker@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.

Call Meeting to Order

Pledge of Allegiance

WORK SESSION

1. Present and Discuss the **Planning and Zoning Commission Annual Report for 2020**.

2. Present and Discuss **Addison Athletic Club Services as it Transitions from COVID-19 Operations to Normal Operations**.

REGULAR MEETING

Announcements and Acknowledgments Regarding Town and Council Events and Activities

Discussion of Meetings / Events

Public Comment

The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.

Consent Agenda

All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

3. Consider Action to Approve the **Minutes from the March 23, 2021 Regular Council Meeting.**

4. Consider Action to **Reject the Proposals Received in Response to Request for Proposal # 21-54 for Day Porter Disinfecting for Addison Facilities.**

5. Consider Action on a **Resolution Approving an Agreement Between the Town of Addison and McKinstry Essention, LLC for Professional Engineering Services Related to the Extension of Staff Services for Planning, Scoping and Scheduling, Design, Procurement and Project Management Within the Town and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $170,000.

6. Consider Action on a **Resolution Approving the Purchase of One (1) Aerial Bucket Truck from Altec Inc. Through Sourcewell and Authorizing the City Manager to Execute the Purchase Order** in an Amount Not to Exceed $165,033.

7. Consider Action on a **Resolution Authorizing the City Manager to Execute Easement and Property Acquisition Documents Necessary to Construct Public Improvements Associated with the Airport Parkway and Keller Springs Reconstruction Projects.**

Regular Items

8. Consider Action on a **Resolution Approving an Economic Development Program Grant Agreement with American Trailer World Corp. and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $76,000.

9. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Establishing Minimum Standards of Care for Youth Recreation Programs Conducted by the Town for Elementary Age Children Ages 5 Through 13; Providing for Compliance with Section 42.041(b)(14) of the Texas Human Resources Code.**

10. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Development Plan for the Development of Block A of the Addison Grove Addition, Including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 16 Townhomes and 17 Live/Work Units, in an Existing Planned Development District (PD), Through Ordinance O16-003, Located on Approximately 1.034 Acres Addressed as 4120-4126 Belt Line Road, 14991-15015 Oak Street, and 4129-4147 Runyon Road. Case 1821-Z/Addison Grove, Block A**.

11. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 4525 Belt Line Road, Currently Zoned Planned Development (PD), Through Ordinance 089-015, by Amending the Permitted Uses and Approving a Special Use Permit for a Brewpub and Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1823-Z/4525 Belt Line Road- Oak'd Handcrafted BBQ and Brewery.

12. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Development Plan for the Development of the First Phase of the Trinity Christian Academy Master Concept Plan, Including a Site Plan, Landscape Plan, Preliminary Utility and Drainage Plans, and Building Elevations for a New Middle School Building, in an Existing Planned Development District (PD), Through Ordinance O16-040, Located on Approximately 19.3 Acres Addressed as 17001 Addison Road.** Case 1824-Z/TCA Middle School Addition.

13. Hold Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5294 Belt Line Road, Suite 106, Which Property is Currently Zoned PD, Planned Development, Through Ordinance O19-22, by Approving a Special Use Permit for a New Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only**. Case 1822-SUP/The Biscuit Bar.

14. Hold a Public Hearing, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 14310 Marsh Lane, Which Property is Currently Zoned Planned Development (PD) Through Ordinance 007-034, as Amended by Ordinances O13-026, O16-017, O16-018, and O19-06, by Approving a Special Use Permit for a New Restaurant with Drive-Thru Only Service.** Case 1825-SUP/ Dutch Bros Coffee.

15. Present, Discuss, and Consider Action on a **Resolution Approving Brokers, Dealers, and Financial Institutions to Conduct Investment Transactions for Fiscal Year 2020-2021.**

Adjourn Meeting

NOTE: The City Council 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); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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.

POSTED BY: _____
Irma G. Parker, City Secretary
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Council Meeting **1.**

Meeting Date: 04/13/2021

Department: Development Services

Pillars: Optimize the Addison Brand

Milestones: Define and promote Addison Identity

AGENDA CAPTION:

Present and Discuss the **Planning and Zoning Commission Annual Report for 2020**.

BACKGROUND:

In accordance with the Code of Ordinances - Appendix A - Zoning - Article XXIX - Section 19, the Planning and Zoning Commission must submit an annual progress report to the City Council. Staff and the previous Commission Chair Kathryn Wheeler prepared the attached report, which was approved by the Commission unanimously at their meeting on March 16, 2021. Current Commission Chair, Eileen Resnik, will present the report.

RECOMMENDATION:

Information only, no action required.

Attachments

2020 P&Z Annual Report

M E M O R A N D U M

March 17, 2021

TO: Members of the Addison City Council

FROM: Eileen Resnik, Chair, Addison Planning and Zoning Commission

COPY: Planning and Zoning Commissioners
Wes Pierson, City Manager
Ken Schmidt, Director of Development Services

SUBJECT: 2020 Planning and Zoning Progress Report

ATTACHMENTS: 2020 Attendance Statistics
2020 Cases Map

The Planning and Zoning Commission is governed by the Rules, Regulations, and Procedures of the Town of Addison. These Rules stipulate under Article III, DUTIES OF THE COMMISSION, Paragraph (j) that the Commission shall:

> "Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers."

Please let this document serve as the Commission's progress report, and the attendance record of all members is also attached for your review and use.

Overview

Due to the COVID-19 Pandemic, 2020 was a challenging year in many aspects. In an effort to maintain social distancing and the safety of the Commissioners and Staff, the Town put a moratorium on non-essential in person meetings, including Planning and Zoning Commission hearings, from March through May. The Commission transitioned to virtual meetings in June and has maintained that meeting format to this date.

In 2020, two new Commissioners joined the team, Nancy Craig and Chris DeFrancisco. I continued to serve as Chair and Eileen Resnik served as Vice Chair for the year. Charles Goff, Development Services Director, continued to shepherd the overall P&Z process with assistance from Planning and Development Manager, Olga Chernomorets, through September. During the period of October through December, interim Development Services Director, Phyllis Jarrell, took

the lead over the P&Z process, with assistance from interim Planning and Development Manager Wilson Kerr.

The Commission met less frequently than in previous years, holding just 8 regular meetings. Commission meeting attendance was consistently strong in 2020, with only one absence accrued for the year. This 98 percent attendance rate reflects a 4 percent improvement from 2019. The following Commissioners had perfect attendance during their tenure on the Commission in 2020 – Robert Catalani, John Meleky, Eileen Resnik, Nancy Craig, Chris DeFrancisco and Tom Souers. Please see Attachment 1 for detailed attendance information for each commissioner.

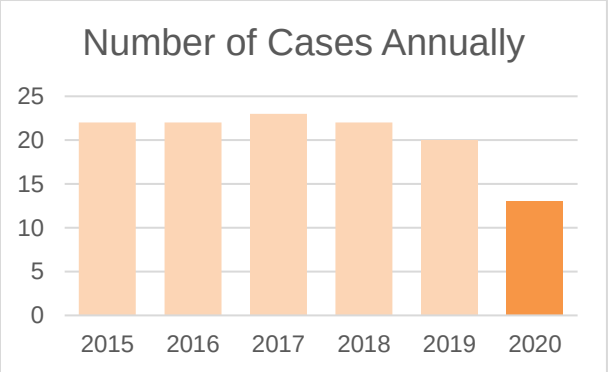
2020 Case Statistics

The Planning and Zoning Commission reviewed 14 cases in 2020. These include:

- 6 Rezoning Requests
- 7 Special Use Permits
- 1 Plat

As shown in the chart to the right, this is well below the recent trend of 22 cases per year.

A map showing the location of these cases can be found as Attachment 2.



Notable Zoning Cases

Several cases stood out during the year:

- 1807-Z/Village on the Parkway (Jan) – After the denial of the proposed site improvements and multifamily component in August 2019, the owners of Village on the Parkway returned with a smaller proposal for a two-story mixed-use building with retail and office uses, main drive aisle reconfigurations, and additional minor site and landscape improvements.

- 1809-Z/Baumann Building (Oct) – A new Planned Development (PD) district was requested for the .57-acre Baumann property located at 4901 Arapaho Road. This site was originally zoned as a parking lot expansion for the adjacent hotel, through Ordinance O04-048, and the requested PD was intended to facilitate the development of a five story, 41,388 square-foot, multitenant commercial building with one residential unit on the top floor. Given the proximity of this property to the airport, the property falls entirely within the 65 decibel noise level contour. The Town has committed to FAA requirements in its local land use decisions, specifically prohibiting residential uses within the airport noise contours. Through this case, the Town confirmed that the FAA requires strict compliance with these requirements. As a result, the Commission

recommended approval of the proposed development without the residential component.

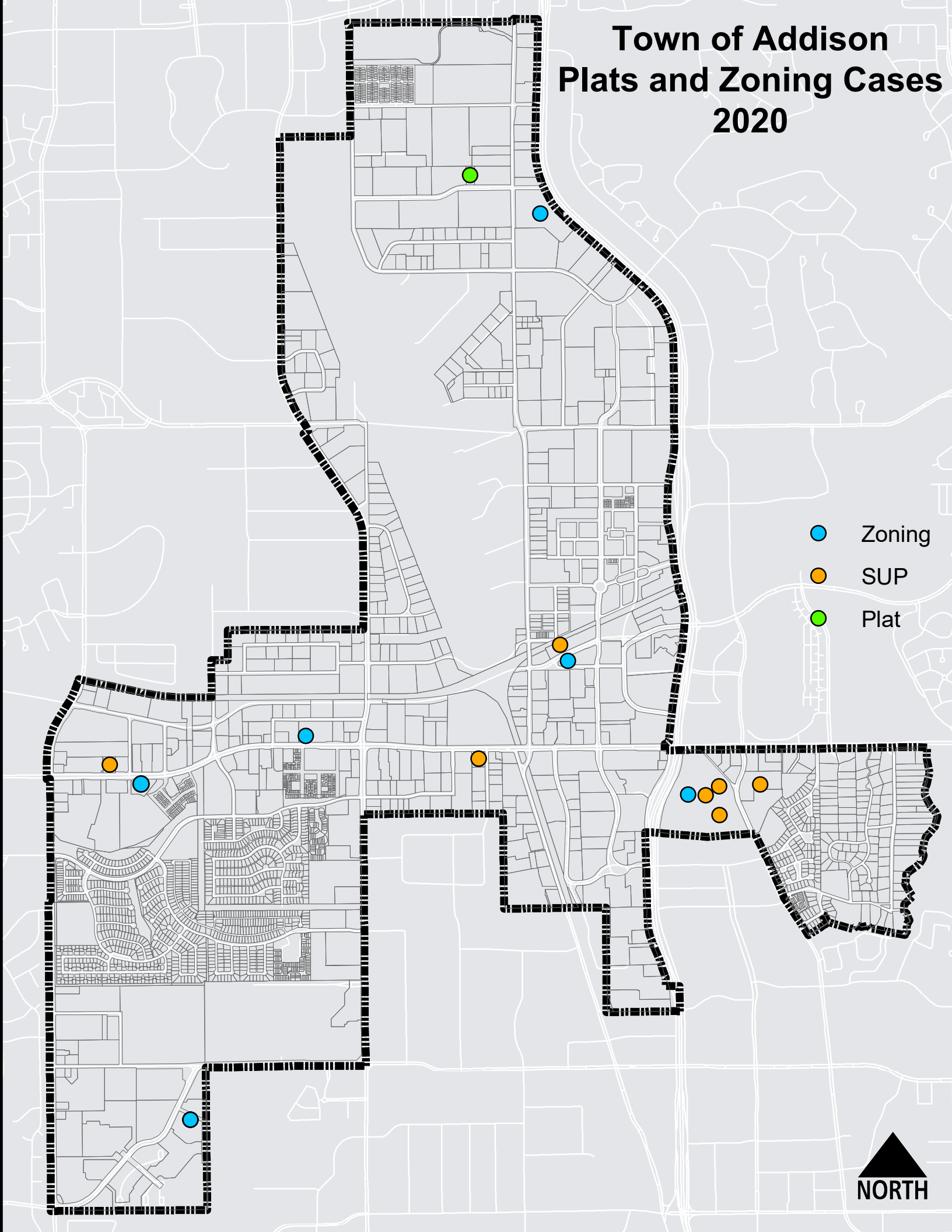
- 1816-Z Addison Senior Living (Sep) – Cawley Partners purchased the 11.607-acre property located at the southwest corner of Dallas Parkway and Excel Parkway, with the intention to utilize most of the site for high-density office development. The developer requested to amend the existing PD district to facilitate the development of an 11-story, 294,325 square-foot, 217 dwelling-unit class A senior living facility, and a 70,806 square-foot structured parking garage on a 4.273 acre segment of the site. Additionally, they proposed to dedicate .157 acres as a new public street between Dallas Parkway and Addison Road and to dedicate 18 feet of right-of-way along Addison Road, in accordance with the Master Transportation Plan. The Commission recommended approval of this proposal, as it provides a needed housing option for Addison residents who wish to age in place and continue utilizing Town amenities.

Conclusion

I recommend the following items be reviewed in the upcoming year:

- Revisit the Town's current policy as it pertains to the use of terms or graphic depictions relating to alcoholic beverages on exterior signage. The Planning and Zoning Commission needs a clear direction from Council.
- The Planning and Zoning Commission needs to review Rules and Procedures, they have not been updated since 2004.

Town of Addison
Plats and Zoning Cases
2020



Attachment 1

Planning and Zoning Commissioner Attendance Record - 2020

Commissioner	Present	Absent	Eligible	%Attend	21-Jan	18-Feb	17-Mar	21-Apr	19-May	16-Jun	21-Jul	18-Aug	15-Sep	20-Oct	19-Nov	15-Dec
Catalani, Bob	8	0	8	100%	P	P	No Meeting	No Meeting	No Meeting	P	P	P	P	P	No Meeting	P
DeFrancisco, Chris	8	0	8	100%	P	P				P	P	P	P	P		P
Craig, Nancy	8	0	8	100%	P	P				P	P	P	P	P		P
Meleky, John	8	0	8	100%	P	P				P	P	P	P	P		P
Resnik, Eileen	8	0	8	100%	P	P				P	P	P	P	P		P
Souers, Tom	8	0	8	100%	P	P				P	P	P	P	P		P
Wheeler, Kathryn	7	1	8	88%	P	A				P	P	P	P	P		P
Averages				**98%**	**100%**	**88%**				**100%**	**100%**	**100%**	**100%**	**100%**		**100%**

Council Meeting **2.**

Meeting Date: 04/13/2021

Department: Parks & Recreation

Pillars: Gold Standard in Customer Service

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Present and Discuss **Addison Athletic Club Services as it Transitions from COVID-19 Operations to Normal Operations**.

BACKGROUND:

In December 2019, a novel (new) coronavirus known as SARS-CoV-2 was first detected and subsequently began causing outbreaks of the coronavirus disease, COVID-19, that spread globally. The virus is easily transmitted through person-to-person contact, especially in group settings. To help slow the spread of the virus, the Addison Athletic Club (AAC) closed on March 14th, 2020 and began offering virtual services only. On Monday, May 18th, the AAC welcomed patrons back into the facility with reduced hours of operation, reduced services and heightened health protocols as established by the Governor's Minimum Recommendations for Operating Gyms and Exercise Facilities.

Recently, Texas Governor Gregg Abbott issued Executive Order GA-34 that fully opened all business and ended the statewide mask mandate effective on March 10, 2021. This order also rescinded many previous executive orders related to the pandemic. Executive Order GA-34 did state that, "nothing in this executive order precludes businesses or other establishments from requiring employees or customers to follow hygiene measures, including the wearing of a face covering." This allowed the existing COVID-19 precautions to remain in place at the AAC as staff developed a transition plan for moving from COVID-19 operations to normal operations. Staff has developed a proposed plan for a transition from current operations to normal operations once herd immunity is reached. Area health officials estimate herd immunity will be reached in June or July of 2021. Staff will give a presentation of the proposed transition plan for the AAC.

RECOMMENDATION:

Information only, no action required.

Attachments

Addison Athletic Club Transition From Covid-19 to Normal Operations

April 13, 2021

Background

- December 2019 SARS-CoV-2, referred to as COVID-19, was first detected.

- March 14, 2020, the Addison Athletic Club (AAC) was temporarily closed to “Slow the Spread” of the virus. Virtual programs were offered in lieu of in person gatherings.

- May 18, 2020, the AAC welcomed members back into the facility with the following adjustments:
  - Reduced Hours of Operation
  - Reduced Services
  - Heightened Health Protocols

- March 10, 2021, Governor Abbott issued Executive Order GA-34 that fully opens all businesses and ends the statewide mask mandate.

- March 11, 2021, AAC Staff began developing a plan to transition from Covid operations to normal operations.

Background

- April 5, 2021, the CDC updated guidance for cleaning surfaces to protect against Covid stating that once daily cleaning is enough to sufficiently remove the virus except in cases where the following criteria is met:

  - ✓ Shared Spaces
  - ✓ Low Number of People Wearing Masks
  - ✓ Infrequent hand hygiene
  - ✓ Space occupied by at increased risk populations

Proposed Plan to Transition to Normal Operations

Service	Current Operations	Transition Phase Operations (Effective April 19, 2021)	Normal Operations (Effective When Dallas County Reaches Herd Immunity)
AAC Hours of Operation	• M, W, F 7 AM – 7 PM • T, TH 5:30 AM - 7 PM • Saturday 8AM – 5PM • Sunday Closed • Mask Only Hours - 2 hours per day • Mid Day Deep Cleaning - 1 Hour per day	• M, W, F 7 AM – 7 PM • T, TH 5:30 AM - 7 PM • Saturday 8AM – 5PM • Sunday Closed • Mask Only Hours - 1 hour per day • Mid Day Deep Cleaning - 1 Hour per day	• M – Th 5:30 AM – 10 PM • Fr 5:30 AM – 8 PM • Saturday 8AM – 8PM • Sunday 1 PM – 6 PM • Mask Only Hours - None • Mid Day Deep Cleaning - None
Outdoor Pool Hours of Operation	Previous Season • Tu - FR 12:00 PM – 7PM • Saturday 12:00 PM – 5 PM • Closed Sunday & Monday	This Season • M - F 12:00 PM – 7 PM • Saturday 12:00 PM – 5 PM • Sunday 1 PM - 6 PM	• M - F 12:00 PM – 8 PM • Saturday 12:00 PM – 8 PM • Sunday 1 PM - 6 PM

*Highlighted text indicates adjustment in operation.

Proposed Plan to Transition to Normal Operations

Service	Current Operations	Transition Phase Operations (Effective April 19, 2021)	Normal Operations (Effective When Dallas County Reaches Herd Immunity)
Indoor Pool	• Lap Swim Only • Spa Closed	• Lap Swim Only • Spa Closed	• Lap & Open Swim • Spa Open
Day Camp	Previous Season • Closed	This Season • Open	• Open
Children Activity Center	• Closed	• Closed	• Open
Fitness Classes	• Virtual and In Person	• Virtual and In Person	• In Person
Fitness Equipment Availability	• Limited Use to Allow for Social Distancing	• Limited Use to Allow for Social Distancing	• All Equipment Available for Use
Steam Room / Sauna	• Closed	• Closed	• Open

*Highlighted text indicates adjustment in operation.

Proposed Plan to Transition to Normal Operations

Service	Current Operations	Transition Phase Operations (Effective April 19, 2021)	Normal Operations (Effective When Dallas County Reaches Herd Immunity)
50+ Programs	• Virtual Only	• Virtual Only	• In Person
Children's Programs	• Virtual Only	• Virtual Only	• Open
Addison Outdoor(AO) Programs	• Outdoor Fitness Classes	• Outdoor Fitness Classes • Outdoor Imagination Playground	• Outdoor Fitness Classes • Outdoor Imagination Playground
Enhanced Cleaning	• Yes	• Yes	• None
Masks to Enter / Exit the Facility	• Yes	• Yes	• No
Common Areas & Community Room Available	• No	• No	• Yes
Library	• No	• Yes	• Yes

*Highlighted text indicates adjustment in operation.

Questions?

Council Meeting **3.**

Meeting Date: 04/13/2021

Department: City Secretary

AGENDA CAPTION:

Consider Action to Approve the **Minutes from the March 23, 2021 Regular Council Meeting.**

BACKGROUND:

The minutes for the March 23, 2021 Council Work Session and Regular Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - March 23, 2021

D R A F T

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

March 23, 2021

Work Session & Regular Meeting
6:00 p.m.

Addison TreeHouse
14681 Midway Rd., Addison, TX 75001

The Addison City Council conducted its Regular Council Meeting on Tuesday, March 23, 2021 at the Addison TreeHouse with a quorum of the City Council physically present. Limited seating for members of the public was available using CDC recommended social distancing measures. The Town utilized telephone and videoconferencing to facilitate participation in the meeting. Interested parties were able to make public comments and address the Council via emailed comments submitted to the City Secretary at iparker@addisontx.gov by 3:00 pm on the meeting day. Members of the public were also entitled to participate remotely via Toll-Free Dial-in Number: 877.853.5247; Meeting ID: 409.327.0683 Participant ID: #. Detailed instructions on how to participate in this meeting were available on the Town's website on the Agenda Page. The meeting was live streamed on Addison's website at www.addisontexas.net

Present: Mayor Joe Chow; Mayor Pro Tempore Lori Ward; Deputy Mayor Pro Tempore Guillermo Quintanilla; Council Member Ivan Hughes; Council Member Tom Braun; Council Member Paul Walden; Council Member Marlin Willesen.

Call Meeting to Order: Mayor Chow called the meeting to order.

Pledge of Allegiance: Mayor Chow led the Pledge of Allegiance

WORK SESSION

1. **Present and Discuss Options for Completing the Sam's Club and Surrounding Areas Special Area Study.**

Ken Schmidt, Director of Development Services, presented this item. He provided background on the previous steps taken regarding the Sam's Club Special Area Study. Mr. Schmidt reviewed that the location is the area of land from the former site of Sam's Club and south from there along Midway Road. He advised that the study process began in 2013 and included the appointment of

an advisory committee and a study conducted by Strategic Community Solutions. Findings of the study were presented to the Council in December 2014 and again in March 2015. Council provided direction on the portion of the study area that was the former Sam's Club property.

Mr. Schmidt advised that since March 2015 the northern segment of the study area has experienced significant change through implementation of the Addison Grove Development and a fire that destroyed the Super 8 Motel. In November 2017 and again in October 2019, staff conducted work sessions with Council to seek input on how to best move forward with the unresolved elements of this study. Mr. Schmidt advised there is some renewed interest in redevelopment in this area. He also advised that policy updates have been adopted that include the Park and Trail Master Plan, Master Transportation Plan, and the 2017 Addison Housing Policy that may impact usage. The reconstruction of Midway Road is also a factor on redevelopment of the study area.

Mr. Schmidt presented three options for Council consideration. Option 1 is to receive public input and consider action on the existing study; Option 2 is to initiate a visioning process that considers and improves upon the existing study; and Option 3 is to not provide additional direction for this area and evaluate redevelopment opportunities as projects are proposed. Mr. Schmidt advised that staff is recommending Option 2, which may be a refinement of the current study or a major revision. Council could consider engaging the consultant team from the previous study that would include a project scope and a public involvement component, including an advisory committee.

Council Member Braun recommended expanding the study area further south along the same side of Midway Road due to the current circumstances existing for the Crown Plaza Hotel and a furniture store that is closed.

Deputy Mayor Pro Tempore Quintanilla inquired about the status of the Addison Grove Development, and how the timeline for this study/redevelopment might coordinate with the phasing of the Trails Master Plan. City Manager Pierson advised that the multi-family component of Addison Grove is complete and occupied and the town homes are under development with robust sales. Council Member Hughes inquired if this would be considered a 20-year project. Mr. Schmidt responded that is possible, but the market will drive the timeline. Mr. Pierson added that with Midway Road being rebuilt redevelopment may be in the shorter term.

The consensus of Council was to move forward with Option 2 to include the expanded area as suggested by Council Member Braun. City Manager Pierson advised staff will bring back a contract approval and a discussion regarding an advisory committee possibly in April.

2. Present and Discuss an Update from Oncor Regarding their 2021 Winter Storm Response and the Redding Trail Project.

Note: This item was presented prior to Item #2.

Oncor Electric Delivery Company's (Oncor) Customer Service Executive Tiffany Richmond introduced Executive Vice President and Chief Operating Officer Jim Greer, Senior Vice President and Chief Customer Officer Debbie Dennis and Senior Vice President Dallas Customer Operations

Charles Elk who were present to provide an overview of the power outage situation that occurred during the February 15th storm event.

Jim Greer reviewed that Oncor provides the delivery and transmission system for electric power. He explained the loss of electric supply from electric generators and high demand prompted ERCOT (need to add back the full name if cut above) to implement their emergency action plan. ERCOT directed some power shutdown rotations (load shedding.) He advised that at the peak of the event, ERCOT directed Oncor to shed 20,000 megawatts of load to ensure grid stability, and Oncor implemented its response accordingly. Oncor was ultimately directed to shed more than 7,200 megawatts of load, which was approximately five times as large as the last load-shedding event in 2011. At its peak, this impacted approximately 1.3 million customers in Oncor's service area. Rapid response by Oncor and other transmission and delivery companies ensured grid stability and avoided a potential blackout of the entire ERCOT system. Mr. Greer added that the magnitude of load shed made it impossible to employ limited-duration rotating outages and reduce enough load to balance the system, leaving some Oncor customers without power for an extended time. He noted that critical locations such as hospitals and 911 call centers were not included in the outage rotation.

Debbie Dennis advised that Oncor's technology and call centers during this event were overwhelmed. She advised Oncor is currently reviewing what they can do differently in the future in such situations and reviewed the following:

1) Industry's general approach to managing and responding to load shed events of this magnitude.
2) Continued collaboration with gas industry regarding their electrical needs.
3) Better understanding the priorities of our cities regarding water systems and facilities.
4) Developing analytics programs and processes that better help identify "other" outages occurring during load shed events.
5) Better communication with customers as to new information received from ERCOT, timelines for restoration, and changing grid and operational conditions.
6) Helping customers identify opportunities for reducing load during emergency events (e.g., downtown dimming).

Discussion followed as to how residents and other customers could be identified as "critical care customers". Ms. Dennis advised that the Public Utility Commission requires that a process be in place for a customer to submit a form saying they are a critical care customer. She advised this does not guarantee the customer will always have their power on, but it does protect the customer from disconnection for lack of payment, and it is important for restoration of power for the residence or business is considered critical care. She added that those customers are advised to also have a back up plan in the event of a power outage. Critical load areas such as 911 call centers, sewer lift stations, and water pump stations are identified to help Oncor prioritize restoration areas.

City Manager Pierson expressed his appreciation to the Oncor representatives for their efforts. He also expressed, as did Mayor Chow, that whatever information Oncor can provide to the Town during such an event would be helpful so that the Town can communicate with its residents.

Tiffany Richmond provided an update on the transmission tower replacement project currently underway at the Redding Trail. She reviewed the intended and actual schedule, saying that they are approximately six months behind. She advised that completion should be in approximately four weeks.

REGULAR MEETING

Announcements and Acknowledgements regarding Town and Council Events and Activities

Discussion of Events/Meetings

Public Comment: *The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing starts. Citizen comments are limited to* ***three (3) minutes****, unless otherwise required by law. To address the Council, please fill out a* ***City Council Appearance Card*** *and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.*

City Secretary Parker advised that no citizens had requested to address the City Council via telephonic means.

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

3. Consider Action to Approve the Minutes from the March 9, 2021 Regular Council Meeting.

MOTION: Council Member Willesen moved to approve Consent Agenda Item 3 as submitted. Council Member Hughes seconded the motion. Motion carried unanimously.

Regular Items

4. Present and Discuss the Addison Police Department's 2020 Annual Report.

Chief of Police Paul Spencer presented this item. He reviewed that there is a change in the methodology used for crime reporting. Beginning in 2020 Addison Police began using the National Incident Based Reporting System (NIBRS) rather than the previously used Uniform Crime Reporting (UCR) Program. NIBRS was implemented to improve the overall quality of crime data collected by law enforcement. It captures details on each single crime incident as well as on separate offenses that may have occurred during the same incident. NIBRS also captures additional data on victims, known offenders, relationships between victims and offenders,

arrestees, and property. Gang activity and use of computers in the commission of crimes is also documented. Chief Spencer explained that having this additional information helps law enforcement to better define the resources needed to fight crime. Chief Spencer explained that in addition to collecting additional details on crimes, NIBRS collects that data on more offenses than UCR. For example, UCR collected data on ten offenses and NIBRS collects data on 52 offenses.

Chief Spencer advised that due to the different types of data that was collected prior to 2020, the NIBRS data collected in 2020 reflects a higher number of offenses however, he explained that Addison's crimes have not increased exponentially. City Manager Pierson advised that the Police Department will prepare the 2020 offenses in the UCR format for comparison. The information will be provided to Council and posted on Addison's website.

Chief Spencer reviewed the data collected in 2020 under the NIBRS format that categorizes the offenses in two groups: Group A which is Crimes Against Persons, Property and Society, and Group B which is Other Offenses. He provided the number of these offenses, the number of offenses cleared and the clearance rates.

Chief Spencer provided an overview of the impacts of the COVID-19 pandemic on offenses and Police activity during 2020. He explained how traffic stops and major crimes were lower, while some minor offenses increased. Discussion followed as to crime prevention measures that residents might take to help reduce crimes such as thefts from vehicles. It was also suggested to publish such information on the website.

Chief Spencer provided an overview of the 2020 Goals and Objectives accomplished and the 2021 Strategic Plan Goals and Objectives.

Adjourn Meeting

There being no further business to come before the Council, Mayor Chow adjourned the meeting.

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma G. Parker, City Secretary

Council Meeting **4.**

Meeting Date: 04/13/2021

Department: General Services

Pillars: Excellence in Asset Management

Milestones: Implement the Asset Management Plan

AGENDA CAPTION:

Consider Action to **Reject the Proposals Received in Response to Request for Proposal # 21-54 for Day Porter Disinfecting for Addison Facilities.**

BACKGROUND:

As the COVID-19 pandemic became a major concern in the spring of 2020, Town staff asked one of our janitorial companies to provide daytime disinfecting services (Day Porters) at Town facilities that remained open. In an effort to keep staff, residents and visitors safe and healthy, Day Porters use EPA approved chemical disinfectants to wipe down hard surfaces such as countertops, doorknobs, furniture, equipment, and restrooms. At the Athletic Club, the Day Porters disinfected the same hard surfaces plus continually disinfected the athletic and weight equipment.

The facility disinfecting service was implemented on an emergency basis because a year-long pandemic was not anticipated. With the pandemic continuing, staff released Request for Proposal (RFP) #21-54 to competitively bid the facility disinfecting services on January 19, 2021. The RFP closed on February 9, 2021. Nineteen (19) proposals were received.

Bids Received

Vendor name	**Price**
CTJ	$135,513.12
Del Sol	$147,804.96
M&R's Elite Janitorial	$148,200.00
Entrust One Facility Services	$152,616.84
AHI	$154,838.40
Global	$155, 940.00
CBS	$163,200.00
American Facilities Services (AFS)	$171,600.00
Pritchard Industries SW	$173,352.00

Acosta (AcoStar)	$182,220.00
UCMB	$192,800.28
Member's Building Maintenance	$239,394.84
Max Pro Service	$294,000.00
Good Quality Services	$336,198.00
Vira Tech, Parco, LLC	$383,760.00
Scrub Texas	$392,730.24
MWB (dba ServPro)	$393,480.00
G&P Services	$608,697.00
All Cleaning Services	$187,081.08

Due to the increase in the availability of vaccinations, staff is not certain how much longer this level of disinfection service will be needed. Staff therefore no longer finds it prudent to enter into a new agreement. Staff intends to continue to use our current vendor to disinfect the facilities until such time these services are no longer deemed necessary.

RECOMMENDATION:

Administration recommends rejection of all proposals.

Attachments

RFP #21-54 Day Porter Disinfecting

Town of Addison, Texas

Request for Proposal (RFP)

RFP 21-54

Day Porter Disinfecting Services for Addison Facilities

Proposals are due by February 9, 2021
2:00 P.M. local time

FINANCE DEPARTMENT / PURCHASIN
5350 Belt Line Road, Post Office Box 9010, Addison, Tex
(972) 450-7091 – Fax (972) 450-7065

REQUEST FOR PROPOSALS

The Town of Addison is accepting proposals from all interested parties for Day Porter Disinfecting Services at the eight Town of Addison facilities. The Addison Service Center, Athletic Club, Town Hall, Finance Building, Police Station, Police Substation, Pavilion and Central Fire Station shall be the designated locations for routine disinfecting services.

Proposal Number: 21-54

Proposal Name: **Day Porter Disinfecting Services for Addison Facilities**

Pre-Bid Meeting: Tuesday February 2, 2021 9:00 AM.

Pre-Bid Location:

PAVILION (Public Side)
4970 Addison Circle Dr.
Addison, TX 75001

(Tours of each of the buildings below will follow Pavilion)

POLICE SUBSTATION
4943 Addison Circle
Addison, TX 75001-6065

POLICE STATION (Lobby area only)
4799 Airport Parkway
Addison, TX 75001

CENTRAL FIRE STATION (Lobby and office area only)
4798 Airport Parkway
Addison, TX 75001-3364

ADDISON SERVICE CENTER
16801 Westgrove Drive
Addison, Texas 75001

TOWN HALL
5300 Belt Line Rd.
Dallas, TX 75254-7606

FINANCE BUILDING
5350 Belt Line Rd
Dallas, TX 75254-7682

ADDISON ATHLETIC CLUB
3900 Beltway Dr.
Addison, TX 75001

Proposals Due: February 9, 2021, 2pm local time
Addison Finance Building
5350 Belt Line Road
Dallas, Texas 75254

Late proposals will be returned unopened, and unsigned proposals may be rejected as non-responsive.

Questions concerning the RFP are to be asked via https://www.bidsync.com. This insures everyone sees the same questions and answers.

TOWN OF ADDISON
REQUEST FOR PROPOSALS NO. 21-54
DAY PORTER DISINFECTION SERVICES FOR ADDISON FACILITIES

INTENT

The Town of Addison General Services Department is soliciting sealed written proposals from qualified vendors for Day Porter Disinfecting Services of eight municipal buildings. The Addison Service Center, Athletic Club, Town Hall, Finance Building, Police Station, Police Substation, Pavilion and Central Fire Station shall be the designated locations for disinfecting services. This will be a one-year, as-needed contract to be paid in monthly increments, with two (2) options to renew.

AWARD

Award shall be made to the responsible vendor whose proposal is determined to be the most advantageous to the Town. Once awarded by the City Council, the vendor will be notified to proceed with work.

REQUIREMENTS FOR RFP NO. 21-54
DAY PORTER DISINFCTING SERVICES FOR ADDISON FACILITES

All proposals shall be for the disinfecting service of eight municipal buildings (see list and locations under Section 4, Scope of Work). **Proposals shall consist of the services contained in the proposal, including all materials, including all chemicals, solvents, disinfectants that meet the most current Centers for Disease Control and Prevention/Environmental Protection Agency guidelines for cleaning business and public places. All equipment, labor, and all other items necessary to complete said work in accordance with the bid documents shall be included in the cost.**

PROPOSAL EVALUATION PROCESS

Proposals will be consistently evaluated and scored using the following weighted criteria:

- Proposer's reputation based on reference checks for similar services
- Experience in performance of similar services
- Conformance with the terms of this Request for Proposal
- Proposed cleaning procedures
- Reasonableness of costs

Proposals shall be kept confidential until a contract is awarded.

MAXIMUM PROPOSAL GRADE IS 100 POINTS

50 Points:
- Cost

25 Points:
- Conformance with the terms of this Request for Proposal

15 Points:

- Experience in performance in comparable engagements

10 Points:

- Proposer's reputation based on reference checks and examination of reference properties

Evaluation Criteria

- The evaluation committee may also contact the references provided in response to the Section identified as Company Background and References; contact any vendor to clarify any response; contact any current users of a vendor's services; solicit information from any available source concerning any aspect of a proposal; and seek and review any other information deemed pertinent to the evaluation process. The evaluation committee shall not be obligated to accept the lowest priced proposal but shall make an award in the best interests of the Town of Addison.

- Each vendor must include in its proposal a complete disclosure of any alleged significant prior or ongoing contract failures, contract breaches, any civil or criminal litigation or investigations pending which involves the vendor or in which the vendor has been judged guilty or liable. Failure to comply with the terms of this provision may disqualify any proposal. The Town of Addison reserves the right to reject any proposal based upon the vendor's prior history with the Town or with any other party, which documents, without limitation, unsatisfactory performance, adversarial or contentious demeanor, significant failure(s) to meet contract milestones or other contractual failures.

- Clarification discussions may, at the Town's sole option, be conducted with vendors who submit proposals determined to be acceptable and competitive. Vendors shall be accorded fair and equal treatment with respect to any opportunity for discussion and/or written revisions of proposals. Such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing vendors.

INSTRUCTIONS TO PROPOSERS

1.0 RECEIPT AND PREPARATION OF THE PROPOSAL

1.1 **Proposers are required to submit three (3) paper versions of their proposal and one digital version on a USB memory stick.** Proposals should be delivered to the Purchasing Division in the Finance Building of the Town of Addison located at 5350 Belt Line Rd., Dallas, TX 75254 to the attention of Purchasing by February 9, 2021, 2 pm local time. Proposals must be received by the specified time in order to be considered, and proposals submitted after this closing time will not be considered and will be returned unopened.

1.2 Each proposal shall be enclosed in a sealed envelope, addressed to the Purchasing Manager, Town of Addison, 5350 Belt Line Road, Dallas, Texas, 75254. Proposals must be labeled in the lower left-hand corner with the Proposal Number and Name (**RFP 21-54 Day Porter Disinfection Services for Addison Facilities**). Proposers must also include their company name and address on the outside of the envelope.

1.3 Bidders are responsible for making certain bids are delivered to the purchasing division. Mailing of a bid does not ensure that the bid will be delivered on time or delivered at all. If bidder does not hand deliver bid, it is suggested that he/she use some sort of delivery service that provides a receipt.

1.4 Bids may be withdrawn prior to the above scheduled time set for closing of the bids. Any bid received after the time and date specified will not be considered.

1.5 The Town of Addison reserves the right to postpone the date and time for opening bids through an addendum.

1.6 No changes to bid, including pricing structure, time to completion, and references may be made following submission of the bid packet.

2.0 ADDENDA AND EXPLANATIONS

2.1 Any addendums will be posted via www.Bidsync.com. It is the sole responsibility of the vendors to check for addendums.

3.0 TAXES

3.1 All proposals are required to be submitted **without** State Sales tax. The Town of Addison is exempt from payment of such taxes.

4.0 SCOPE OF WORK

4.1 The work under this contract shall consist of the services contained in the proposal, including all materials including all chemicals, solvents, disinfectants that meet the most current Centers for Disease Control and Prevention/Environmental Protection Agency guidelines for cleaning business and public places. All equipment, labor and all other items necessary to

complete said work in accordance with the bid documents shall be included in the cost.

4.2 The proposer shall keep in mind that these facilities are open and occupied by staff during the disinfecting. These facilities will require ongoing disinfecting during the proposed schedule for disinfection. Disinfection services cannot impede facility operations.

4.3 The contractor shall provide professional disinfection services to the following Town of Addison facilities:

Building	**Address**	**Type**
Service Center	16801 Westgrove Drive	Service building with offices, lobby, kitchens and restrooms
Addison Athletic Club	3900 Beltway Dr.	Offices, lobby, locker rooms, workout area
Finance Building	5350 Belt Line Road	Offices, lobby, kitchen, restrooms
Central Fire Station	4798 Airport Parkway	Offices and Lobby *only*
Town Hall	5300 Belt Line Rd.	Lobby, offices, meeting rooms, restrooms, kitchen, Council Chamber
Police Station	4799 Airport Parkway	Lobby and Lobby restrooms only.
Police Sub-Station	4943 Addison Circle	Offices, Lobby, restroom
Pavilion	4970 Addison Circle	Public Restrooms

4.4 Day Porter disinfecting shall be performed according to the following schedule

Athletic Club Day Porter Schedule			
Facility	**Day**	**Time**	**Number of Staff**
Athletic Club	M-F	07:00a - 12:00p 01:00p - 07:00p	2
Service Center Day Porter Schedule			
Facility	**Day**	**Time**	**Number of Staff**
Service Center	M-F	07:00a -12:00p 01:00p - 04:00p	1
Rotating Day Porter Schedule – One person to travel to disinfect following locations			
Facility	**Day**	**Time **Times are approximate**	**Number of Staff**
Central Fire Station	M-F	11:30a - 12:00p	1 Rotating
Finance	M-F	09:40a – 11:10a	1 Rotating
Town Hall	M-F	08:00a - 09:30a / 03:10p - 04:00p	1 Rotating
Police Station	M-F	12:10p – 01:00p	1 Rotating
Police Sub-Station	M-F	02:00p – 2:30p	1 Rotating
Pavilion	M-F	02:30p – 03:00p	1 Rotating

4.5 (2) Day Porters shall be assigned to continually disinfect the **Athletic Club**. These duties shall include but are not limited to:

- Disinfecting all high touch surface areas such as interior and exterior door hardware into the facility.
- Disinfecting plexi glass shields at front counter
- Disinfecting all stairway railing.
- Disinfecting all water fountain hardware (mouth pieces, and operation buttons).
- Disinfecting interior and exterior elevator operating buttons and hand railing inside the elevator cart.
- Disinfecting light switches
- Disinfecting lobby countertops, table surfaces, and chairs

- Disinfecting countertops, tables, and chairs in meeting spaces and shared communal spaces such as employee break rooms.
- Disinfecting individual remotes in the meeting rooms.
- Disinfecting individual doorknobs.
- Disinfecting kitchen appliances, kitchen counter tops, and kitchen plumbing fixtures such as the sink and sink handles.
- Disinfecting kitchen tables and countertops.
- Disinfecting all interior and exterior bathroom door hardware
- Disinfecting all bathroom countertops and seating areas if applicable.
- Disinfecting all bathroom plumbing fixtures such as sinks, toilet bowls, urinals, and handles that operate the fixtures.
- Disinfecting all handicap railing in bathroom stalls
- Disinfecting all bathroom stalls doors and walls
- Disinfecting all locker room benches
- Disinfecting all exterior locker surfaces in guest locker rooms
- Disinfecting all cardio equipment such as treadmills, ellipticals, stair masters, and stationary bikes.
    - This shall consist of wiping down monitors, seats, and handrails on equipment.
- Disinfecting all weight equipment such as individual dumbbells, medicine balls, fitness bands, yoga mats, and other fitness equipment.
- Disinfecting all weight circuit equipment.
    - This shall include wiping down bench seats, handrails and associated equipment operation devices.
- Disinfecting all communal areas for guests such as couches and tables in multiuse spaces.
- Disinfecting all fitness area countertops.

4.6 (1) Day Porter shall be assigned to continually disinfect the **Service Center**. Disinfection duties shall include but are not limited to;

- Disinfecting all high touch surface areas such as interior and exterior door hardware into the facility.
- Disinfecting plexi glass shields at front counter
- Disinfecting all stairway railing.
- Disinfecting interior and exterior elevator operating buttons and hand railing inside the elevator cart.
- Disinfecting all water fountain hardware (mouth pieces, and operation buttons).
- Disinfecting light switches
- Disinfecting lobby countertops, table surfaces, and chairs
- Disinfecting countertops, tables, and chairs in meeting spaces and shared communal spaces such as employee break rooms.
- Disinfecting individual remotes in the meeting rooms.
- Disinfecting individual doorknobs.

- Disinfecting kitchen appliances, kitchen counter tops, and kitchen plumbing fixtures such as the sink and sink handles.
- Disinfecting kitchen tables and countertops.
- Disinfecting all interior and exterior bathroom door hardware
- Disinfecting all bathroom countertops and seating areas if applicable.
- Disinfecting all bathroom plumbing fixtures such as sinks, toilet bowls, urinals, and handles that operate the fixtures.
- Disinfecting all handicap railing in bathroom stalls
- Disinfecting all bathroom stalls doors and walls

4.7 (1) Day Porter shall be assigned to rotate between **Town Hall, Finance Department, Police Department Lobby, Central Fire Lobby, Police Substation, and Pavilion** and continuously disinfect the facilities and perform the following duties if applicable to location. Police Department and Central Fire Location only require Lobby areas to be disinfected.

- Disinfecting all high touch surface areas such as interior and exterior door hardware into the facility.
- Disinfecting plex glass where present
- Disinfecting all stairway railing.
- Disinfecting interior and exterior elevator operating buttons and hand railing inside the elevator cart.
- Disinfecting all water fountain hardware (mouth pieces, and operation buttons).
- Disinfecting light switches in common areas.
- Disinfecting lobby countertops, table surfaces, and chairs
- Disinfecting countertops, tables, and chairs in meeting spaces and shared communal spaces such as employee break rooms.
- Disinfecting individual remotes in the meeting rooms.
- Disinfecting individual doorknobs.
- Disinfecting kitchen appliances, kitchen counter tops, and kitchen plumbing fixtures such as the sink and sink handles.
- Disinfecting kitchen tables and countertops.
- Disinfecting all interior and exterior bathroom door hardware
- Disinfecting all bathroom countertops and seating areas if applicable.
- Disinfecting all bathroom plumbing fixtures such as sinks, toilet bowls, urinals, and handles that operate the fixtures.
- Disinfecting all handicap railing in bathroom stalls
- Disinfecting all bathroom stalls doors and walls

4.8 The Contractor shall provide all materials including all chemicals, solvents, disinfectants that meet the most current Centers for Disease Control and Prevention/Environmental Protection Agency guidelines for cleaning business and public places. All equipment, labor, and all other items necessary to complete said work in accordance with the bid documents shall be provided.

4.9 The Contractor shall provide personal protection equipment for their staff including facemasks and gloves. This equipment shall be worn properly at all

times while inside Addison Facilities in accordance with Addison public health ordinance. If guidelines change and additional PPE is recommended Contractor shall provide additional PPE to their staff. Contractors staff shall wear a uniform with the company logo identifying them as an employee of the cleaning company.

5.0 PROPOSING

5.1 Proposers are instructed to consider the following factors in preparation of your proposal:

a. Proposals shall remain firm for a period of 60 calendar days after the scheduled bid opening.

b. Proposers are instructed to include all necessary charges, related to this proposal.

c. All costs incurred in responding to the RFP shall be the responsibility of the entity submitting the proposal.

d. The contract will be governed by the laws of the State of Texas. Venue shall be exclusively in Dallas County.

5.2 Proposers shall mark any information, which is a trade secret or confidential, as "CONFIDENTIAL" on each page. Pricing of goods and services is not considered as confidential information. Proposals shall be opened so as to avoid disclosure of contents to competing proposers. The contents will not be disclosed during the process of evaluation, revision, and negotiation. All proposals shall be open to the public after contract award, except for information marked "confidential."

6.0 AWARD OF CONTRACT

6.1 The Town of Addison reserves the right to reject any or all proposal, reject any particular item on a proposal and to waive immaterial formalities.

6.2 The General Services Department will evaluate all qualifying proposals. All requirements in this RFP must be satisfied to ensure that the proposal will qualify for consideration.

6.3 The Town of Addison requests that only qualified firms submit proposals. Proposals from unqualified firms or proposals that fail to address all requirements listed in this RFP will be rejected.

7.0 PROPOSAL FORMAT

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7.1 To assure consistency, proposals must conform to the following format:

Introduction

This section should contain your understanding of the Town’s needs and objectives.

Descriptive Literature

Provide information on the cleaning process and products used in disinfecting the facilities. All chemicals must be on the CDC recommended list.

References

This section shall contain names of at least three organizations, most preferable local governmental entities for which you have provided this service. Please include organization name, address, telephone number and contact person.

Current and previous clients of any firm that submits a proposal may be approached with specific questions regarding contractor performance and reliability. Responses to these questions will be considered in the evaluation process.

Fee Structure

Provide a fee schedule for your services outlined per facility.

Contract

Enclose a copy of your standard contract. Indicate any clause(s) that are conditional or non-negotiable.

8.0 INSURANCE REQUIREMENTS

8.1 See attached.

8.2 Contractor shall provide the following endorsements:

a. The Town shall be named as an additional insured with respect to general liability, automobile liability and builders risk coverages. Named insured wording which includes the Contractor and the Town of Addison with respect to general liability, automobile liability.

b. All liability policies shall contain no cross liability exclusions or insured versus insured restrictions and severability of interest clauses.

c. A waiver of subrogation in favor of the Town of Addison shall be contained in the workers compensation, and all liability policies with respect to the worker's compensation insurance and all other insurance policies

d. The policy shall be endorsed to require the insured to immediately notify the Town of Addison of any material changes in the insurance coverage.

e. All insurance policies shall be endorsed to the effect that the Town will receive at least thirty (30) days' notice prior to cancellation or non-renewal of the insurance.

f. All insurance policies, which name the Town as an additional insured, must be endorsed to read as primary coverage regardless of the application of other insurance.

g. Required limits may be satisfied by any combination of primary and umbrella liability insurances.

h. Contractor may maintain reasonable and customary deductibles, subject to approval by the Town.

i. Insurance must be purchased from insurers that are financially acceptable to the Town.

8.3 All insurance shall be purchased from an insurance company, which meets the following requirement:

a. Must be issued by a carrier, which is rated "A– " or better by A.M. Best's Key Rating Guide.

b. Licensed and admitted to do business in the State of Texas and is a subscriber to the Texas Guaranty Fund.

8.4 All insurance must be written on forms filed with and approved by the Texas State Board of Insurance. Certificates of insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions representing and warranting the following:

a. The company is licensed and admitted to do business in the state of Texas.

b. The Texas State Board of Insurance has approved the company's forms.

c. Sets forth all endorsements as required above.

d. The Town of Addison will receive at least thirty (30) days notice prior to cancellation or termination of insurance.

9.0 NON-DISCRIMINATION POLICY

9.1 It is the policy of the Town of Addison to afford all people an equal opportunity to bid or propose on any contract being let by the Town.

9.2 The Town of Addison has a policy that prohibits discrimination against any person because of race, color, sex, or national origin, in the award or performance of any contract.

9.3 The Town of Addison will require its employees, agents, and contractors to adhere to this policy.

10.0 PAYMENT FOR SERVICES

10.1 The Town will be subject to the limits of the stated monthly contract price for the services proposed. The Town shall have no obligation to pay the Contractor a monthly amount which is in excess of the Contractor's proposed amount.

10.2 The Contractor shall submit one (1) monthly invoice for each building contract awarded, on or after the first day of the month for the prior month's cleaning services.

10.3 All invoices shall be address to:
Town of Addison, Accounts Payable
P.O. Box 9010
Addison, Texas 75001-9010
Attention: General Services – Day Porter Disinfection Services

10.4 Payment from the Town of Addison for work performed in accordance with the Agreement shall be due thirty (30) days from receipt of the monthly invoice, as provided for by State law.

10.5 Rights of Withholding: The Town reserves the right to withhold any payment or partial payment otherwise due the Contractor for any unsatisfactory performance or damage by the Contractor. This amount shall be withheld until such work is corrected.

10.6 Acceptance of Payment: The acceptance of each monthly payment by the Contractor shall constitute a waiver of all claims, of any nature, by the Contractor against the Town.

10.7 Upon termination of this Agreement, amounts due the Contractor from the Town under the terms of this Agreement, shall be prorated as of the date of termination.

11.0 TERMINATION OF AGREEMENT

11.1 **BY TOWN**: If the Town is dissatisfied with the quality of the Contractor's performance, or if the Contractor fails to comply with the terms of the proposal and subsequent Agreement, the Town shall so inform the Contractor by telephone or contractor's preferred notification method, noting all areas of dissatisfaction. The Contractor shall correct the deficiencies the evening of the day notified except in the case of fundamental deficiencies – see section 12.3 of Quality Control. If the Contractor fails to correct the deficiencies within the said period, the Town may elect to:

1.a. Perform the services itself, or obtain others to perform the services, in which case the Town shall recover those costs by deducting "out of pocket expenses" from the Contractor's monthly invoice; and/or,

1.b. Terminate the Agreement immediately by giving written notice to the Contractor. Termination by the Town under this section shall be in addition to all other remedies that the Town may have against the Contractor.

11.2 The Town of Addison reserves the right to cancel this Agreement, without cause, with 60 days written notice.

11.3 The Town may be required to cancel the contract if the governing body does not provide funding for any fiscal year beginning October 1.

11.4 **BY THE CONTRACTOR**: Should the Contractor elect to cancel the contract prior to the original or extended termination date, at least sixty (60) days written notice shall be given to Ryan Marsh, Town of Addison Facilities Services Supervisor.

4.a. The Town shall deduct any out of pocket costs, associated with re-bidding the janitorial service, from money owed the Contractor. Also, any increase in the cost of janitorial services for the balance of the contract term shall be deducted by the Town from amounts owed to the Contractor.

4.b. Upon cancellation of a contract by Contractor, the Contractor shall bring buildings up to the Town's required level of satisfaction.

12.0 QUALITY CONTROL

12.1 The contractor shall maintain a quality control program which shall include regular inspections and tours with the Town representative of all buildings covered under this Request for Proposal. The proposal shall include how the inspections will be conducted, documented, and shall include a procedure to verify that identified deficiencies are noted and resolved to the satisfaction of the Town.

12.2 The contractor's quality control records shall be available on-site or electronically and open for the Town's review at all times. Copies of all quality control inspection reports completed by the contractor shall be provided to the Town as completed.

12.3 Proposal shall include how contractor will handle cleaning deficiencies or complaints noted by Town staff. Contractor will supply contact name, business phone number, email address and cell phone of superintendent or supervisor responsible for responding to the Town's representative in the event of cleaning deficiencies or complaints during normal business hours (8:00am – 5:00pm).

12.4 **Access to Site**: Access to the buildings shall be during normal business hours as noted in section 4.4

12.5 **Materials**: All materials including all chemicals, solvents, disinfectants that meet the most current Centers for Disease Control and Prevention/Environmental Protection Agency guidelines for cleaning business and public places. All

equipment, labor, and all other items necessary to complete said work in accordance with the bid documents shall be included in the cost.

13.0 **PERSONNEL**

13.1 Once awarded, all Contractor's employees who will work in the Town's buildings **must** submit to a background investigation by the Addison Police Department, and the Contractor **must** agree to replace any employee working in the Town's buildings at the request of the Town without the Town furnishing the Contractor with specifics for the request. Example of "Security Clearance Questionnaire" is attached.

13.2 Employees who have not yet submitted to a background check **shall never** be allowed in a building without a supervisor being present with that employee **at all times**.

13.3 The Contractor shall employ only such superintendents, supervisors, and workers who are qualified, trained, careful, competent, reliable, and informed to perform the duties or tasks assigned to them, and shall secure the summary dismissal of any person or persons employed by the Contractor in or about or on the work who shall misconduct him/herself or be otherwise objectionable or neglectful in the proper performance of his or her duties or whom neglects or refuses to comply with or carry out the directions of the Contractor. The Town shall have the right to request the immediate removal from its premises of any employee of the Contractor. At the request of the Town, the Contractor shall replace any incompetent, unfaithful, abusive, or disorderly person in its employ.

The Contractor must have extra workers trained to the Town's specifications, at all times, so that crews can be properly manned at all times in the event of a need to terminate individuals or entire crews. There shall be no gaps or delays in starting a new crew, if it becomes necessary.

The Contractor shall take all steps necessary to ensure that all of the Contractor's employees are authorized to work in the United States, as required by the Immigration Reform and Control Act of 1986.

All work is to be performed by employees of the Contractor. A subcontractor will only be allowed for unusual situations and only with the written approval from the Town's representative.

The Contractor or an authorized competent supervisor acceptable to the Town's representative shall be present on each work site at all times when the work of the contract is being performed. Supervisor shall have the authority to act for the Contractor and to receive and execute orders as assigned by the Town representative. The supervisors shall be available at all times during the designated working hours. The supervisors shall be required to read, write, and speak English so as to be able to communicate with Town personnel.

13.4 Employees: The personnel employed by the Contractor shall be capable employees, qualified in janitorial type work. The Contractor shall be staffed with trained and experienced cleaning personnel.

A fully qualified force shall be on board at the beginning of the contract performance and shall be maintained throughout the period of this contract. All personnel shall receive close and continuing first-line supervision by the Contractor.

13.5 Uniforms & Badges: When on duty, all Contractor's employees shall have on their person identification showing the employee photo, name, and personal data. In addition, Contractor employees shall be neat in appearance.

Wearing of the identification while on duty and presenting a neat, clean appearance is **mandatory.**

AND SUBMISSION CHECKLIST

PROPOSER: _____
Company Name

ADDRESS: _____
Number & Street City, State, Zip Code

PROJECT: RFP: 21-54 Day Porter Disinfection Services for Addison Facilities

All Proposers must provide the following information: (Those proposers failing to complete the Qualifications of Proposer Statement packet may be disqualified.)

Pursuant to Contract Documents and information for prospective proposers for above mentioned proposed project, the undersigned is submitting the information as required with the understanding that the purpose is for your confidential use only to assist in determining the qualifications of this organization to perform the type and magnitude of work included; and further, guarantee the trust and accuracy of all statements hereinafter made, and will accept your determination of qualifications without prejudice. The surety herein name, and any other bonding company, bank, subcontractor, supplier, or any other persons, firms or corporations with whom I/we have done business, or who have extended any credit to me/us are hereby authorized to furnish you with any information you may request concerning me/us, including, but not limited to information concerning performance on previous work and my/our credit standing with any of them; and I/we hereby release any an all such parties from any legal responsibility whatsoever on account of having furnished such information to you.

Signature_____ Date_____
Contractor/Proposer

Print Name_____
Contractor/Proposer

Title_____

Items to be furnished (4 copies):

A. **Request for Proposal Statement**
B. **Qualification of Proposer Statement**
C. **Certification of Compliance with terms and conditions of RFP (signed)**
D. **Customer/Reference List (Enclosed in sealed envelope marked "Confidential")**
E. **Proposed Scope of Work**

To be completed and furnished by appropriate Insurance Agent:

A. **Insurance Requirement Affidavit**

COMPANY BACKGROUND AND REFERENCES

1. Number of years in business as a Custodial Contractor:

_____ Years

2. Number of full-time employees:

Administrative _____

Supervisory _____

Crew Leaders _____

Service Employees _____

3. Number of part time employees:

Administrative _____

Supervisory _____

Crew Leaders _____

Service Employees _____

4. List of current customers, on form provided. At least three (3) customers with contracts of comparable type and magnitude will be contacted as references, a determining factor in the award of the contract. A Town representative may inspect the buildings of customers used as references, with the customer's approval. Are any of the references give, relative by blood or marriage? Yes_____ No_____ If so, please list them below:

Company	Contact	Phone	Sq. Ft.	Years

5. List any government contracts you have or have had:

Organization	Contact	Phone	Sq. Ft.	Dates

_____

_____

_____

6. Have you or any present partners or officers failed to complete a contract? Yes_____ No_____ If yes, give name of owner and/or surety and reason.

7. List of equipment owned by Contractor that is in serviceable condition and available for use. The Contractor is responsible for keeping the equipment in safe and operable repair at all times.

8. The owner, manager, or supervisor must be reachable 24 hours a day, seven days a week, 365 days a year. Does this present a problem?

Yes_____ No_____

If this is not a problem, how will we reach one of the above people?

Cell phone_____ Answering service_____ Home phone_____ Other_____

9. Is your office located in a building zoned for a business (as opposed to residential) and is there someone there during business hours to take phone calls, answer questions, and locate a manager or supervisory person?

Yes_____ No_____

10. How long have you been at your present address?

Years_____ Months_____

Previous address:

Years_____ Months_____

CERTIFICATION OF COMPLIANCE WITH TERMS AND CONDITIONS OF REQUEST FOR PROPOSAL / EXCEPTIONS

I have read, understand, and agree to comply with the terms and conditions specified in this Request for Proposal.

Checking “YES” indicates acceptance of all terms and conditions, while checking “NO” denotes non-acceptance and vendor’s exceptions should be detailed below. In order for any exceptions to be considered they MUST be documented.

YES_____ I agree. NO_____ Exceptions noted below:

Signature_____ Date_____
Contractor/Proposer

Print Name_____
Contractor/Proposer

Title_____

EXCEPTION SUMMARY FORM

RFP SECTION #	RFP PAGE #	EXCEPTION (Provide a Detailed Explanation)

CUSTOMER LIST

(Enclose in a sealed envelope marked “Customer List – Confidential”)
Minimum three (3)

NAME OF ORGANIZATION	CONTACT NAME	PHONE #	SQ. FEET	TYPE*
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

*TYPE: General Office, Executive Offices, Warehouses, Service Center, etc.

PROPOSED SCOPE OF WORK

(Attach proposal and fees)

RFP: 21-54 Day Porter Disinfection Services for Addison Facilities
INSURANCE REQUIREMENT AFFIDAVIT

To be completed by appropriate insurance agent

I, the undersigned agent, certify that the insurance requirements contained in this bid document have been reviewed by me with the below identified vendor. If the below identified vendor is awarded this contract by the Town of Addison, I will be able, within ten (10) days after being notified of such potential award, to furnish a valid insurance certificate to the Town meeting all of the requirements contained in this bid.

_____	_____
Agent's Signature	Agent's Name Printed
_____	_____
Name of Insurance Carrier	Phone Number of Agent
_____	_____
Address of Agency	City, State, Zip

_____
Vendor's Name

SUBSCRIBED AND SWORN to before me by the above named
_____

on this _____ day of _____, 2021.

_____
Notary Public

Note to Proposer:
This form should be submitted with your proposal. If it cannot be submitted with your submittal as it must be completed by your insurance agent, make note in your submittal. However, this form must be received by Purchasing before or within 48 hours of the bid closing date.

Note to Agent:
If this time requirement is not met, The Town of Addison has the right to declare this vendor non-responsive and award the contract to the next lowest responsible bidder meeting the specifications. If you have any questions concerning these requirements, please contact the Purchasing Manager at 972-450-7091.

SAMPLE FORMS
ATTACHED

(PAGE LEFT BLANK)

SECURITY CLEARANCE QUESTIONNAIRE **(SAMPLE)**

NAME_____
(LAST NAME) (FIRST NAME) (MIDDLE INITIAL)

DATE OF BIRTH _____ SOCIAL SECURITY # _____

U.S. CITIZEN? YES___ NO___ IF NOT CITIZEN, WORK PERMIT? YES___ NO___

CURRENT ADDRESS _____CITY_____ STATE_____

PREVIOUS ADDRESS _____ CITY_____ STATE_____

PREVIOUS EMPLOYER:
COMPANY _____ PHONE _____
SUPERVISOR_____ DATES EMPLOYED_____

DRIVERS LICENSE # _____ STATE _____

HAVE YOU EVER BEEN CONVICTED OF A CRIME? YES_____ NO _____

IF YES, LIST EVERY CONVICTION, ITS DATE, WHERE CONVICTED AND OF WHAT CHARGE CONVICTED.

_____
_____
_____
_____

*** I HEREBY WAIVE THE PRIVILEGE OF CONFIDENTIALITY OF ANY AND ALL INFORMATION OBTAINED, EITHER VERBALLY OR IN WRITING, THE TOWN OF ADDISON OR ITS EMPLOYEES WITH RESPECT TO CONSIDERING MY APPLICATION FOR CONTRACT EMPLOYMENT. I WAIVE THE RIGHT TO BE INFORMED OF ANY AND ALL REASONS AS TO WHY I WAS DISQUALIFIED FOR THE POSITION FOR WHICH I HAVE APPLIED. I HEREBY WAIVE THE PRIVILEGE OF CONFIDENTIALITY OF ANY INFORMATION RESULTING FROM MY BACKGROUND INVESTIGATION.

_____

(APPLICANT'S SIGNATURE)

Council Meeting **5.**

Meeting Date: 04/13/2021

Department: General Services

Pillars: Excellence in Asset Management

Milestones: Implement the Asset Management Plan

AGENDA CAPTION:

Consider Action on a **Resolution Approving an Agreement Between the Town of Addison and McKinstry Essention, LLC for Professional Engineering Services Related to the Extension of Staff Services for Planning, Scoping and Scheduling, Design, Procurement and Project Management Within the Town and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $170,000.

BACKGROUND:

On November 5, 2019 voters approved Proposition D which included $7,395,000 in general obligation bonds for improving and equipping Town facilities. In the first phase of these improvements, the following projects are scheduled to be addressed:

Bond Projects Phase 1

Facility	Roof	HVAC	ADA	Filtration	Project Management Allocation	Total Budget
Service Center	$776,772	$212,520			$79,443	$1,068,735
Fire 2	119,000	$22,440			$12,057	$153,497
Theatre	$251,090				$21,100	$272,190
Surveyor Pump Station	$74,672	$15,000			$7,275	$96,947
Vitruvian Restrooms		$12,216			$784	$13,000
Pavilion	$297,500	$36,960	$31,564		$32,505	$398,529
Stone Cottage		$23,400			$1,560	$24,960
Police Gun Range				$331,900	$28,100	$360,000
Total	**$1,519,034**	**$322,536**	**$31,564**	**$331,900**	**$182,824**	**$2,387,858**

Staff identified the need to obtain the professional services of an outside vendor skilled in engineering and project management to act as an extension of staff for completing these projects efficiently and effectively. Through research and reference checks, staff identified McKinstry Essention, LLC (McKinstry). as a firm with extensive experience in managing projects similar in scope and magnitude and was highly recommended by the City of McKinney, the City of Grand Prairie, and Hill County, Texas. All references indicated that their projects were completed on time and on budget.

If approved, McKinstry will manage all aspects of the projects listed above from the planning stages through closeout under the supervision and direction of Town staff. The services to be provided by McKinstry include:

1: Planning, Scoping, and Scheduling

- Recommenced scope addition alterations
- Energy savings calculations and payback analysis
- Recommended phasing plan
- Implementation schedule

2: Procurement

- Recommended procurement method
- Complete RFP / RFQ bid packages
- Recommendations on contractors

3: Project Management

- Final schedule
- Progress updates
- Submittal logs
- Request for Information log
- Meeting Minutes
- Project financial updates
- Closeout documentation

The estimated completion time for projects listed above is 13 months. The services provided by McKinstry will not exceed $170,000. A total of $182,824 was budgeted for project management services for the Phase 1 projects. A total of $636,817 was allocated in the Proposition D for project management services for all of the Proposition D projects.

The Scope of Work can be found on page 30 of 42 in the attached Resolution. The section is titled: *Section 3 Scope of Work and Fee Schedule*.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Professional Services Agreement McKinstry Essention, LLC

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BETWEEN THE TOWN OF ADDISON AND MCKINSTRY ESSENTION, LLC FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE EXTENSION OF STAFF SERVICES FOR PLANNING, SCOPING AND SCHEDULING, DESIGN, PROCUREMENT AND PROJECT MANAGEMENT WITHIN THE TOWN IN AN AMOUNT NOT TO EXCEED $170,000.00, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The Agreement for Professional Engineering Services between the Town of Addison and McKinstry Essention, LLC, for professional engineering services related to the extension of staff services for planning, scoping and scheduling, design, procurement and project management within the Town in an amount not to exceed $170,000.00, a copy of which is attached to this Resolution as **Exhibit A,** is hereby approved. The City Manager is hereby authorized to execute the agreement.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13th*** day of ***APRIL 2021.***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

EXHIBIT A

AGREEMENT
BETWEEN
THE TOWN OF ADDISON, TEXAS (TOWN)
AND
MCKINSTRY ESSENTION, LLC (CONSULTANT)

FOR

PROFESSIONAL ENGINEERING SERVICES

Made as of the _____ day of _____ in the year 2021,

BETWEEN the Town: The Town of Addison, Texas
5300 Belt Line Road
Addison, Texas 75001
Telephone: (972) 450-7001

and the Consultant: McKinstry Essention, LLC
5005 3rd Ave. South
Seattle, Washington 98134
Telephone: (206) 762-3311

for the following Project: Extension of Staff Services

The Town and the Consultant agree as set forth below.

THIS AGREEMENT is made and entered by and between the **Town of Addison, Texas**, a Home-Rule Municipal Corporation, hereinafter referred to as "Town," and McKinstry Essention, LLC a foreign limited liability company with principle place of business in Seattle, Washington, hereinafter referred as "Consultant," to be effective from and after the date as provided herein, hereinafter referred to as the "Agreement."

WHEREAS, the Town desires to engage the services of the Consultant to provide an extension of staff services, which shall include but not be limited to, planning, scoping and scheduling, design, procurement and project management within the Town of Addison, Texas, hereinafter referred to as the "Project"; and

WHEREAS, the Consultant desires to render such professional services for the Town upon the terms and conditions provided herein.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the covenants contained herein, and for the mutual benefits to be obtained hereby, the parties agree as follows:

ARTICLE 1
CONSULTANT'S SERVICES

1.1 **Employment of the Consultant** – The Town hereby agrees to retain the Consultant to provide an extension of staff services, which shall include but not be limited to, planning, scoping and scheduling, design, procurement and project management within the Town. Consultant agrees to perform such services in accordance with the terms and conditions of this Agreement.

1.2 **Scope of Services** – The parties agree that Consultant shall perform such services as are set forth and described in **Exhibit A**, which is attached hereto and incorporated herein by reference for all purposes. The parties understand and agree that deviations or modifications to the scope of services described in Exhibit "A," in the form of written change orders, may be authorized from time to time by the Town. In the event of a conflict between any term or condition contained in Exhibit "A" and this Agreement, this Agreement shall control.

1.2.1 **Requirement of Written Change Order** – "Extra" work, or "claims" invoiced as "extra" work, or "claims" which have not been issued as a duly executed, written change order by the Addison City Manager, will not be authorized for payment and/or shall not become part of the subcontracts. A duly executed written change order shall be preceded by the Addison City Council's authorization for the Addison City Manager to execute said change order.

1.2.2 **DO NOT PERFORM ANY EXTRA WORK AND/OR ADDITIONAL SERVICES WITHOUT A DULY EXECUTED WRITTEN CHANGE ORDER ISSUED BY THE ADDISON CITY MANAGER**. Project Managers, Superintendents, and/or Inspectors of the Town are not authorized to issue verbal or written change orders.

1.3 **Schedule of Work** – The Consultant agrees to commence work immediately upon the execution of this Agreement and receipt of written Notice to Proceed, and to proceed diligently with said work to completion as described in the Project Management Scope of Work and Fee Schedule attached hereto as **Exhibit B** and incorporated herein by reference for all purposes, but in no event shall the Project be completed any later than **thirteen (13) months from the effective date herein**.

1.4 **Failure to Meet Established Deadlines** – Consultant acknowledges that time is of the essence in the performance of services under this Agreement as set forth in the Project Management Scope of Work and Fee Schedule attached hereto as Exhibit "B."

ARTICLE 2
THE TOWN'S RESPONSIBILITIES

Town shall do the following in a timely manner so as not to delay the services of Consultant:

2.1 **Project Data** – The Town shall furnish required information that is currently has in its possession, as expeditiously as necessary for the orderly progress of the work, and the Consultant shall be entitled to rely upon the accuracy and completeness thereof.

2.2 **Town Project Manager** – The Town shall designate, when necessary, a representative authorized to act on the Town's behalf with respect to the Project (the "Project Manager"). The Town or such authorized representative shall examine the documents submitted by the Consultant and shall render any required decisions pertaining thereto as soon as practicable so as to avoid unreasonable delay in the progress of the Consultant's services. The Project Manager is not authorized to issue verbal or written change orders for "extra" work or "claims" invoiced as "extra" work.

ARTICLE 3
CONSULTANT'S COMPENSATION

3.1 **Compensation for Consultant's Services** – As described in "Article 1, Consultant's Services," compensation for this Project shall be on a Type of Payment Basis not to exceed **ONE HUNDRED SEVENTY THOUSAND and 00/100 Dollars ($170,000.00)**, ("Consultant's Fee") and shall be paid in accordance with Article 3 and the Price Proposal set forth in Exhibit "B." **The final five percent (5%) of the Consultant's Fee, or EIGHT THOUSAND FIVE HUNDRED and 00/100 Dollars ($8,500.00), shall not be paid until the Consultant has completed all of the services described in Exhibit "A" and delivered to the Town all of the documents, plans, data, maps, and/or other information required in Exhibit "A."**

3.1.1 **Completion of Record Documents** – Town and Consultant agree that the completion of all Documents, including hard copy formatting and electronic formatting, shall be completed, submitted to, and accepted by the Town prior to payment of the **final five percent (5%) of the Consultant's Fee, or EIGHT THOUSAND FIVE HUNDRED and 00/100 Dollars ($8,500.00).** The electronic formatting shall be consistent with the standards established in Town of Addison Guidelines for Computer Aided Design and Drafting ("CADD"). Completion of the Record Documents shall be

included in the Consultant's Fee and considered to be within the Scope of Services defined under this Agreement.

3.1.2 **Disputes between Town and Construction Contractor** – If the Project involves the Consultant performing Construction Administration Services relating to an agreement between a Construction Contractor (the "Contractor") and the Town, and upon receipt of a written request by Town, Consultant shall research previous and existing conditions of the Project, and make a determination whether or not to certify that sufficient cause exists for the Town to declare the Contractor in default of the terms and conditions of the agreement. Consultant shall submit his findings in writing to the Town, or submit a written request for a specific extension of time (including the basis for such extension), within fifteen (15) calendar days of receipt of the written request from the Town. Town and Consultant agree that if requested by the Town, completion of this task shall be included in the Consultant's Fee and considered to be within the Scope of Services as defined under this Agreement.

3.1.3 **Consultation and Approval by Governmental Authorities and Franchised Utilities** – Where applicable, Consultant shall be responsible for identifying and analyzing the requirements of governmental agencies and all franchise utilities involved with the Project, and to participate in consultation with said agencies in order to obtain all necessary approvals and/or permissions. The Consultant shall be responsible for preparation and timely submittal of documents required for review, approval, and/or recording by such agencies. The Consultant shall be responsible for making such changes in any construction documents as may be required by existing written standards promulgated by such agencies at no additional charge to Town.

3.2 **Direct Expenses** – Direct Expenses are included in the Consultant's Fee as described in Article 3.1 and include actual reasonable and necessary expenditures made by the Consultant and the Consultant's employees and subcontractors in the interest of the Project. All submitted Direct Expenses are to be within the amounts as stated in the Compensation Schedule / Project Billing / Project Budget set forth in Exhibit "B," and consistent with **Exhibit C**, Town of Addison Guidelines for Direct Expenses, General and Administrative Markup, and Travel and Subsistence Expenses. The Consultant shall be solely responsible for the auditing of all Direct Expenses, including the subcontractors, prior to submitting to the Town for reimbursement, and shall be responsible for the accuracy thereof. Any over-payment by the Town for errors in submittals for reimbursement may be deducted from the Consultant's

subsequent payment for services; provided, however this shall not be the Town's sole and exclusive remedy for said overpayment.

3.3 **Invoices** – No payment to Consultant shall be made until Consultant tenders an invoice to the Town. Invoices are to be mailed to Town immediately upon completion of each individual task listed in Exhibit "B." On all submitted invoices, Consultant shall include appropriate background materials to support the submitted charges on said invoice. Such background material shall include, but is not limited to, employee timesheets, invoices for work obtained from other parties, and receipts and/or log information relating to Direct Expenses. All invoices for payment shall provide a summary methodology for administrative markup and/or overhead charges.

3.4 **Timing of Payment** – Town shall make payment to Consultant for said invoices within thirty (30) days following receipt and acceptance thereof. The parties agree that payment by Town to Consultant is considered to be complete upon mailing of payment by Town. Furthermore, the parties agree that the payment is considered to be mailed on the date that the payment is postmarked.

3.5 **Disputed Payment Procedures** – In the event of a disputed or contested billing by Town, only that portion so contested may be withheld from payment, and the undisputed portion will be paid. Town shall notify Consultant of a disputed invoice, or portion of an invoice, in writing by the twenty-first (21st) calendar day after the date the Town receives the invoice. Town shall provide Consultant an opportunity to cure the basis of the dispute. If a dispute is resolved in favor of the Consultant, Town shall proceed to process said invoice, or the disputed portion of the invoice, within the provisions of Article 3.5. If a dispute is resolved in favor of the Town, Consultant shall submit to Town a corrected invoice, reflecting any and all payment(s) of the undisputed amounts, documenting the credited amounts, and identifying outstanding amounts on said invoice to aid Town in processing payment for the remaining balance. Such revised invoice shall have a new invoice number, clearly referencing the previous submitted invoice. Town agrees to exercise reasonableness in contesting any billing or portion thereof that has background materials supporting the submitted charges.

3.6 **Failure to Pay** – Failure of the Town to pay an invoice, for a reason other than upon written notification as stated in the provisions of Article 3.6 to the Consultant within sixty (60) days from the date of the invoice shall grant the Consultant the right, in addition to any and all other rights provided, to, upon written notice to the Town, suspend performance under this Agreement, and such act or acts shall not be deemed a breach of this Agreement. However, Consultant shall not suspend performance

under this Agreement prior to the tenth (10th) calendar day after written notice of suspension was provided to Town, in accordance with Chapter 2251, Subchapter "D" ("Remedy for Nonpayment") of the *Texas Government Code*. The Town shall not be required to pay any invoice submitted by the Consultant if the Consultant breached any provision(s) herein.

3.7 **Adjusted Compensation** – If the Scope of the Project or if the Consultant's services are materially changed due to no error on behalf of Consultant in the performance of services under this Agreement, the amounts of the Consultant's compensation shall be equitably adjusted as approved by Town. Any additional amounts paid to the Consultant as a result of any material change to the Scope of the Project shall be authorized by written change order duly executed by both parties before the services are performed.

3.8 **Project Suspension** – If the Project is suspended or abandoned in whole or in part for more than three (3) months, Consultant shall be entitled to compensation for any and all work completed to the satisfaction of Town in accordance with the provisions of this Agreement prior to suspension or abandonment. In the event of such suspension or abandonment, Consultant shall deliver to Town all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs, and/or any other items prepared by Consultant in connection with this Agreement prior to Consultant receiving final payment. If the Project is resumed after being suspended for more than three (3) months, the Consultant's compensation shall be equitably adjusted as approved by the Town. Any additional amounts paid to the Consultant after the Project is resumed shall be agreed upon in writing by both parties before the services are performed.

ARTICLE 4
OWNERSHIP OF DOCUMENTS

4.1 **Documents Property of the Town** – The Project is the property of the Town, and Consultant may not use the documents, plans, data, studies, surveys, drawings, maps, models, reports, photographs, and/or any materials for any other purpose not relating to the Project without Town's prior written consent. Town shall be furnished with such reproductions of the Project, plans, data, documents, maps, and any other information as defined in Exhibit "A." Upon completion of the work, or any earlier termination of this Agreement under Article 3 and/or Article 7, Consultant will revise plans, data, documents, maps, and any other information as defined in Exhibit "A" to reflect changes while working on the Project and promptly furnish the same to the Town in an acceptable electronic format. All such reproductions shall be the property of the Town who may use

them without the Consultant's permission for any purpose relating to the Project, including, but not limited to, completion of the Project, and/or additions, alterations, modifications, and/or revisions to the Project.

4.2 **Documents Subject to Laws Regarding Public Disclosure** – Consultant acknowledges that Town is a governmental entity and that all documents, plans, data, studies, surveys, drawings, maps, models, reports, photographs, and/or any items prepared or furnished by Consultant (and Consultant's professional associates and/or Sub-consultants) under this Agreement are instruments of service in respect of the Project and property of the Town and upon completion of the Project shall thereafter be subject to the Texas Public Information Act (*Texas Government Code*, Chapter 552) and any other applicable laws requiring public disclosure of the information contained in said documents.

ARTICLE 5
CONSULTANT'S INSURANCE REQUIREMENTS

5.1 **Required Professional Liability Insurance** – Consistent with the terms and provisions of **Exhibit D**, Town of Addison Contractor Insurance Requirements, Consultant shall maintain, at no expense to Town, a professional liability (errors and omissions) insurance policy with a company that maintains a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s), authorized to transact business in the State of Texas, in an amount not less than One Million and 00/100 Dollars ($1,000,000.00) for each occurrence, and Two Million and 00/100 Dollars ($2,000,000.00) in the aggregate. Such policy shall name the Town, its officers, agents, representatives, and employees as additional insured as to all applicable coverage. Such policy shall provide for a waiver of subrogation against the Town for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. Such policy shall require the provision of written notice to Town at least thirty (30) days prior to cancellation, non-renewal, or material modification of any policies, evidenced by return receipt or United States Certified Mail. Consultant shall furnish Town with certificates evidencing such coverage prior to commencing work on the Project.

5.2 **Required General Liability Insurance** - Consistent with the terms and provisions of Exhibit "D," Town of Addison Contractor Insurance Requirements, Consultant shall maintain, at no expense to Town, a general liability insurance policy with a company that maintains a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s), authorized to transact business in the State of Texas, in an amount not less than One Million and 00/100 Dollars

($1,000,000.00) for each occurrence, and Two Million and 00/100 Dollars ($2,000,000.00) in the aggregate. Such policy shall name the Town, its officers, agents, representatives, and employees as additional insured as to all applicable coverage. Such policy shall provide for a waiver of subrogation against the Town for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. Such policy shall require the provision of written notice to Town at least thirty (30) days prior to cancellation, non-renewal, or material modification of any policies, or ten (10) days for non-payment of premium, evidenced by return receipt or United States Certified Mail. Consultant shall furnish Town with certificates evidencing such coverage prior to commencing work on the Project.

5.3 **Required Workers Compensation Insurance** – Consistent with the terms and provisions of Exhibit "D," Town of Addison Contractor Insurance Requirements, Consultant shall maintain, at no expense to Town, all Statutory Workers Compensation Insurance as required by the laws of the State of Texas. Such insurance policy shall be with a company that maintains a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent service(s), and authorized to transact business in the State of Texas. Such policy shall provide for a waiver of subrogation against the Town for injuries, including death, property damage, or any other loss to the extent that same is covered by the proceeds of the insurance. Such policy shall require the provision of written notice to Town at least thirty (30) days prior to cancellation, non-renewal, or material modification of any policies, evidenced by return receipt or United States Certified Mail. Consultant shall furnish Town with certificates evidencing such coverage prior to commencing work on the Project.

5.4 **Circumstances Requiring Umbrella Coverage or Excess Liability Coverage** – If Project size and scope warrant, and if identified on the checklist located in Exhibit "D," Town of Addison Contractor Insurance Requirements, Consultant shall maintain, at no expense to the Town, an umbrella coverage or excess liability coverage insurance policy with a company that maintains a minimum rating of "A" by A.M. Best's Key Rating Guide, or other equivalent rating service(s), authorized to transact business in the State of Texas, in an amount of Two Million and 00/100 Dollars ($2,000,000.00). Consistent with the terms and provisions of **Exhibit F**, such policy shall name the Town, its officers, agents, representatives, and employees as additional insured as to all applicable coverage. Such policy shall provide for a waiver of subrogation against the Town for injuries, including death, property damage, or any other loss to the extent that the same is covered by the proceeds of the insurance. Such policy shall require the provision of written notice to the Town at least thirty (30) days prior to cancellation, non-renewal, or material

modification of any policies, evidenced by return receipt or United States Certified Mail. Consultant shall furnish Town with certificates evidencing such coverage prior to commencing work on the Project.

ARTICLE 6
CONSULTANT'S ACCOUNTING RECORDS

Records of Direct Expenses and expenses pertaining to services performed in conjunction with the Project shall be kept on the basis of generally accepted accounting principles. Invoices will be sent to the Town as indicated in Article 3.4. Copies of employee time sheets, receipts for direct expense items and other records of Project expenses will be included in the monthly invoices.

ARTICLE 7
AUDITS AND RECORDS / PROHIBITED INTEREST / VENDOR DISCLOSURE

The Consultant agrees that at any time during normal business hours and as often as the Town may deem necessary, Consultant shall make available to representatives of the Town for examination all of its records with respect to all matters covered by this Agreement, and will permit such representatives of the Town to audit, examine, copy and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement, and for a period of four (4) years from the date of final settlement of this Agreement or for such other or longer period, if any, as may be required by applicable statute or other lawful requirement.

The Consultant agrees that it is aware of the prohibited interest requirement, which is repeated on the Affidavit, attached hereto as **Exhibit E** and incorporated herein for all purposes, and will abide by the same. Further, a lawful representative of Consultant shall execute the Affidavit attached hereto as Exhibit "E". Consultant understands and agrees that the existence of a prohibited interest during the term of this Agreement will render the Agreement voidable.

Consultant agrees that it is further aware of the vendor disclosure requirements set forth in Chapter 176, Local Government Code, as amended, and will abide by the same. In this connection, a lawful representative of Consultant shall execute the Conflict of Interest Questionnaire, Form CIQ, attached hereto as Exhibit "F" and incorporated herein for all purposes.

If the Agreement is required to go to the City Council for approval, then the Consultant shall execute and deliver to the Town the Form 1295 Certificate of Interested Parties, as required by section 2252.908, Texas Government Code, as amended, prior to the Town's execution of this Agreement.

ARTICLE 8
TERMINATION OF AGREEMENT / REMEDIES

Town may, upon thirty (30) days written notice to Consultant, terminate this Agreement, for any reason or no reason at all, before the termination date hereof, and without prejudice to any other remedy it may have. If Town terminates this Agreement due to a default of and/or breach by Consultant and the expense of finishing the Project exceeds the Consultant's Fee at the time of termination, Consultant waives its right to any portion of Consultant's Fee as set forth in Article 3 herein and agrees to pay any costs over and above the fee which the Town is required to pay in order to finish the Project. On any default and/or breach by Consultant, Town may elect not to terminate the Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the Consultant's Fee due Consultant as set forth in Article 3 herein. If Town terminates this Agreement and Consultant is not in default of the Agreement, Consultant shall be entitled to compensation for any and all work completed to the satisfaction of the Town in accordance with the provisions of this Agreement prior to termination.

In the event of any termination, Consultant shall deliver to Town all finished and/or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs and/or any items prepared by Consultant in connection with this Agreement prior to Consultant receiving final payment.

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its rights to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

ARTICLE 9
DISPUTE RESOLUTION / MEDIATION

In addition to all remedies at law, the parties may resolve/mediate any controversy, claim or dispute arising out of or relating to the interpretation or performance of this Agreement, or breach thereof, by voluntary mediation to be conducted by a mutually acceptable mediator.

ARTICLE 10
INDEMNITY

CONSULTANT SHALL HEREBY COVENANT AND CONTRACT TO WAIVE ANY AND ALL CLAIMS, RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ITS CITY COUNCIL MEMBERS, OFFICERS, AGENTS, REPRESENTATIVES AND EMPLOYEES FROM AND AGAINST ALL DAMAGES, INJURIES (INCLUDING DEATH), INTELLECTUAL PROPERTY INFRINGEMENT CLAIMS (INCLUDING PATENT, COPYRIGHT AND TRADEMARK INFRINGEMENTS), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS, SUITS, JUDGMENTS AND COSTS, INCLUDING

REASONABLE LEGAL FEES AND EXPENSES (INCLUDING ATTORNEYS' FEES AND EXPENSES INCURRED IN ENFORCING THIS INDEMNITY), CAUSED OR RESULTING FROM THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY CONSULTANT, ITS OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES, SUBCONTRACTORS, LICENSEES, INVITEES, OR ANY OTHER ENTITY OVER WHICH THE CONSULTANT EXERCISES CONTROL, IN ITS/THEIR PERFORMANCE OF THIS AGREEMENT AND/OR ARISING OUT OF PROFESSIONAL SERVICES PROVIDED BY CONSULTANT PURSUANT TO THIS AGREEMENT, REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OR STRICT LIABILITY OF THE TOWN (HEREINAFTER "CLAIMS"). THIS INDEMNIFICATION PROVISION AND THE USE OF THE TERM "CLAIMS" IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST TOWN BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONSULTANT AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONSULTANT, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT OR OTHERWISE. THIS INDEMNIFICATION SHALL EXTEND TO THE PAYMENT OR REIMBURSEMENT OF THE TOWN'S REASONABLE ATTORNEYS' FEES AND ASSOCIATED COSTS, COURT COSTS, AND SETTLEMENT COSTS IN PROPORTION TO THE CONSULTANT'S LIABILITY.

CONSULTANT SHALL PROMPTLY NOTIFY TOWN OF THE DEFENSE COUNSEL RETAINED BY CONSULTANT IN FULFILLING ITS OBLIGATION HEREUNDER, AND TIMELY NOTIFY TOWN OF ANY AND ALL LEGAL ACTIONS TAKEN BY THE DEFENSE COUNSEL REGARDING ANY AND ALL CLAIMS.

THIS ARTICLE SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE 11
NOTICES

Consultant agrees that all notices or communications to Town permitted or required under this Agreement shall be delivered to Town at the following addresses:

City Manager
Town of Addison, Texas
5300 Belt Line Rd.
Addison, Texas, 75254
Telephone: (972) 450-7000

Town agrees that all notices or communication to Consultant permitted or required under this Agreement shall be delivered to Consultant at the following addresses:

McKinstry Essention, LLC
Quinn Tolbert, Regional Director Technical Services
5005 3rd Ave. South
Seattle, Washington 98134
Telephone: (206) 762-3311

Any notice provided in writing under the terms of this Agreement by either party to the other shall be in writing and may be effected by registered or certified mail, return receipt requested.

All notices or communication required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is postmarked by the sending party. Each party may change the address to which notice may be sent to that party by giving notice of such change to the other party in accordance with the provisions of this Agreement.

ARTICLE 12
MISCELLANEOUS

12.1 **Complete Agreement** – This Agreement, including the exhibits hereto labeled "A" through "F," all of which are incorporated herein for all purposes, constitute the entire Agreement by and between the parties regarding the subject matter hereof and supersedes all prior and/or contemporaneous written and/or oral understandings. This Agreement may not be amended, supplemented, and/or modifies except by written agreement duly executed by both parties. The following exhibits are attached below and made a part of this Agreement:

12.1.1 Exhibit "A," Scope of Services.

12.1.2 Exhibit "B," Project Management Scope of Work and Fee Schedule

12.1.3 Exhibit "C," Town of Addison Guidelines for Direct Expenses; General and Administrative Markup; Travel and Subsistence Expenses.

12.1.6 Exhibit "D," Town of Addison Contractor Insurance Requirements.

12.1.7 Exhibit "E," Affidavit.

12.1.8 Exhibit "F", Conflict of Interest Questionnaire, Form CIQ.

12.2 **Assignment and Subletting** – The Consultant agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of the Town. The Consultant further agrees that the assignment or subletting or any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Consultant of its full obligations to the Town as provided by this Agreement. All such approved work performed by assignment or subletting shall be billed through Consultant, and there shall be no third-party billing.

12.3 **Successors and Assigns** – Town and Consultant, and their partners, assigns, successors, subcontractors, executors, officers, agents, employees, representatives, and administrators are hereby bound to the terms and conditions of this Agreement.

12.4 **Severability** – In the event of a term, condition, or provision of this Agreement is determined to be invalid, illegal, void, unenforceable, or unlawful by a court of competent jurisdiction, then that term, condition, or provision, shall be deleted and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been contained herein.

12.5 **Venue** – This entire Agreement is performable in Dallas County, Texas and the venue for any action related directly or indirectly, to this Agreement or in any manner connected therewith shall be in Dallas County, Texas, and this Agreement shall be construed under the laws of the State of Texas.

12.6 **Execution / Consideration** – This Agreement is executed by the parties hereto without coercion or duress for any substantial consideration, the sufficiency of which is forever confessed.

12.7 **Authority** – The individuals executing this Agreement on behalf of the respective parties below represent to each other that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for an on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the other party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

12.8 **Waiver** – Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance.

12.9 **Headings** – The headings of the various sections of this Agreement are included solely for convenience of reference and are not to be full or accurate descriptions of the content thereof.

12.10 **Multiple Counterparts** – This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

12.11 **Sovereign Immunity** – The parties agree that the Town has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

12.12 **Additional Representations** – Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had the opportunity to confer with its counsel.

12.13 **Miscellaneous Drafting Provisions** – This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply.

12.14 **No Third-Party Beneficiaries** – Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third party beneficiaries by entering into this Agreement.

12.15 **No Boycott Israel** – Pursuant to Texas Government Code Chapter 2271, Consultant's execution of this Agreement shall serve as verification that

the Consultant does not presently boycott Israel and will not boycott Israel during the term of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the latest day as reflected by the signatures below.

Effective Date: _____

TOWN:
Town of Addison, Texas

By: _____
Wesley S. Pierson, City Manager

Date: _____

CONSULTANT:
McKinstry Essention, LLC

By: _____
Quinn Tolbert, Regional Director Technical Services

Date: 4/6/21

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Wesley S. Pierson**, Town of Addison, Texas City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2021.

_____
Notary Public In and For the State of Texas
My commission expires: _____

STATE OF Texas §
§
COUNTY OF Dallas §

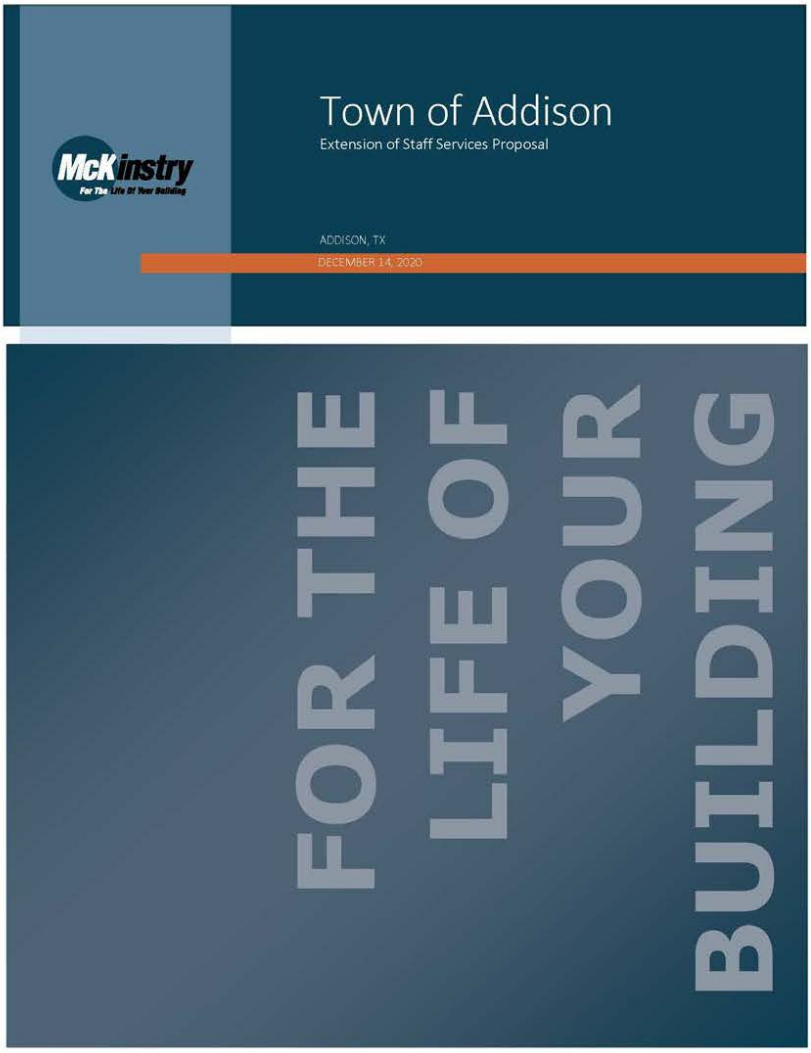
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Quinn Tolbert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of April, 2021.

_____
Notary Public In and For the State of Texas
My commission expires: 10.12.22

DANA RUMBAUSKAS
Notary ID #131758418
My Commission Expires
October 12, 2022

Exhibit "A"
Scope of Services
Agreement by and between the Town of Addison, Texas (Town)
and MCKINSTRY ESSENTION, LLC (CONSULTANT)
to perform Professional Engineering Services for





Contents

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Cover Letter

McKinstry South Region
4201 SPRING VALLEY RD. SUITE 250 • FARMERS BRANCH, TEXAS 75244 • 972.532.4290 • MCKINSTRY.COM

December 9, 2020

Rob Bourestom
Director of General Services
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

RE: Extension of Staff Services Proposal

Dear Mr. Rob Bourestom,

We are delighted at the prospect of providing Extension of Staff Services to the Town of Addison.

We have enclosed a proposal broken down into three phases of work as directed:

1. Phase 1: Planning, Scoping, and Scheduling
2. Phase 2: Design and Procurement
3. Phase 3: Project Management

Our team knows the right practices to keep this project on schedule and within budget while ensuring performance and design intent is met. We will focus on providing a high level of assurance that the building's systems are engineered, installed, and are functioning as designed. This will involve collaboration with the entire project team beginning in the design development phase, extending through the acceptance and close out phases.

We would like to recommend TIPS (The interlocal Purchasing System) as a procurement vehicle to eliminate added stress and cost associated with running a government procurement process. TIPS pre-qualifies vendors for specific contracts through an RFQ/P process, thus allowing the government entity to choose the preferred vendor without any additional procurement. McKinstry has several contract awards through this purchasing cooperative and our recommendation would be to file this project under McKinstry's Consulting and Other Related Services Contract #200601.

We look forward to partnering with The Town of Addison, and we are dedicated to delivery with excellence of your bond projects services through our extension of staff services. If you have any questions or want to discuss our proposal in more detail, you can reach me at 214.755.9664 or douge@mckinstry.com.

Best regards,



Doug Ekstrom, P.E., LEED AP BD+C, CxA
McKinstry Essention, LLC



Firm Background and Overview

2. Firm Background and Overview

McKinstry Background

For over 60 years, McKinstry has earned a reputation for designing and delivering innovative energy and water efficiency solutions across the United States. Over the last decade, McKinstry performed over $2.0 billion in energy efficiency construction and consulting projects that were delivered on-time and on budget and reduced energy and water consumption, integrated technologies and systems, and decreased operational costs. We are curious engineers, highly- capable construction professionals and, nimble problem solvers.

In 2009, McKinstry opened our first regional office in Dallas. Our growth in the South Region led us to opening offices in Austin, Houston, and San Antonio, Texas as well as Arkansas, to accommodate our rapidly growing team of over 50 regional engineering and project management experts. Since establishing our South Region presence, McKinstry's South team has entered contracts with over 150 regional clients to provide project management services, energy auditing, sustainability consulting, recommissioning services and/ or turnkey general contracting services for implementation of energy efficiency programs. We are a privately-owned, domestic-only company, with a full suite of services available in our Texas offices. This means no answering to Wall Street stockholders or capital management firms and no expensive international headquarters, research and development costs for products, or large overhead and profit expenses.

Through our growth, we developed a well-earned reputation for collaborative building solutions to ensure occupant comfort, improve systems efficiency, reduce facility operational costs, and optimize resources for a building's entire lifespan. At McKinstry, we take the time to understand your complex and unique needs, and then work to develop a plan that addresses your specific goals. Our consulting process ensures that your personal goals and corporate values are being met throughout every step.

ENGINEERING REVIEW AND RECOMMENDATIONS



Our energy engineering staff is 460 members strong and includes 60 Professional Engineers and 79 LEED®- Accredited Professionals. Our engineering staff has a unique position in the industry as a 60-year-old full-service design, build, operate, and maintain company, which has substantially increased our engineering knowledge capital. Our engineers have access to trades people and construction professionals that allows for a blend of strong engineering with real world construction. We possess the unique in-house capability to review existing designs and make recommendations for improvements.

CONSTRUCTION MANAGEMENT

We assign a dedicated team to deliver all our projects, led by a construction manager. Our construction managers have significant experience and are well versed in the technical tools and planning processes needed to successfully implement construction projects. The construction managers do the following for all projects:

SCHEDULING & PLAN DEVELOPMENT

After a project is approved, McKinstry's first step is to finalize a detailed schedule and work plan. Many of these details have been discussed during project development. The scheduling and work planning process takes into consideration this information, adds significantly more detail based on the Town's input and direction, and crystallizes the information so a clear path can be followed. All our construction managers utilize industry-

2. Firm Background and Overview

standard scheduling tools (i.e., Microsoft Project) to formulate schedules. In addition, McKinstry develops a construction work plan that details the major construction tasks and includes information such as the required completion date for each task, task status, responsible party, potential risks, and proactive measures taken to mitigate and minimize possible risks.

SAFETY

McKinstry focuses on jobsite and company safety and has enjoyed excellent safety ratings for over 10 years. As a people-first company, safety is taken very seriously. We have a full-time safety team dedicated to preventing loss and maintaining a safe and healthy work environment. Our safety policies are tested and evaluated by each of our departments and we expect full implementation of our safety program by all employees at all levels.



McKinstry's commissioning experience, by the numbers:

800+
BUILDINGS

150+
MILLION SQUARE FEET

65+
DEDICATED Cx STAFF

100+
LEED® PROJECTS COMMISSIONED

COMMISSIONING QUALIFICATIONS AND EXPERIENCE

In addition to the services proposed herein, McKinstry would like to further discuss our ability to provide commissioning services for the Town of Addison's construction projects as an additional offering. Buildings that are properly commissioned typically have fewer change orders, tend to be more energy efficient, and have lower operation and maintenance cost. On average commissioning services have a payback of <2 years.

McKinstry has commissioned well over 800 buildings—in excess of 100 million square feet—since it began offering formal Cx services 25+ years ago. The company's Cx experience ranges from basic unitary packaged HVAC equipment to large central steam and chilled water plants to laboratory HVAC and pressurization control systems. This also includes security, electrical, indoor air quality, emergency power, building envelope, lighting, fire alarm detection/monitoring, and numerous other technical building systems.

Our extensive Cx experience encompasses both new construction/renovations and existing buildings. This gives us insight into how systems operate when they are new and how they are integrated into actual building operations and maintenance over the long term.



Terms & Conditions

4. Terms & Conditions

Terms and Conditions

PERFORMANCE OF WORK

McKinstry shall perform the scope of work ("Work") specified herein. McKinstry shall furnish all services necessary to perform the Work and perform the Work to completion diligently, expeditiously and with adequate forces. Customer shall use its best efforts to provide all information, materials, documents, and assistance that is reasonably required for McKinstry to perform any and all aspects of the Work.

PAYMENTS

Customer shall pay McKinstry the compensation specified herein ("Price") for the value of Work that McKinstry has completed, as the Work is completed. Customer shall pay McKinstry within thirty (30) days of receiving an invoice. McKinstry will be entitled to interest at the amount allowed by Texas law on all sums overdue and unpaid from the date due.

TERMINATION

Either Party may terminate this agreement upon fifteen (15) days written notice to the other Party. In such case, the rights and obligations of each Party that arose prior to the termination date shall survive such termination.

DISPUTES

In case of dispute between the Parties, the Parties will attempt to negotiate a resolution. If a dispute remains unresolved more than thirty (30) calendar days after the commencement of negotiation, and the Parties have not agreed to extend such date, then the Parties shall pursue mediation. If any dispute remains unresolved more than sixty (60) calendar days after the commencement of mediation, then either Party may pursue arbitration. *No litigation will be commenced by either Party unless all of the foregoing steps have been pursued to completion.*

CHOICE OF LAW, VENUE

The validity, interpretation, and performance of this agreement shall be governed by the laws of the state in which the Work is performed. The venue for resolving any dispute shall be the county in which the Work is performed.

FORCE MAJEURE

Neither McKinstry nor Customer shall be considered in breach of this agreement to the extent that the Party's performance is prevented by an event or events that are beyond the control of such party, including but not limited to acts of God, fire, earthquake, flood, storm, war, rebellion, revolution, insurrection, riot, strike, nuclear contamination, and/or acts or threats of terrorism.

Notwithstanding any other provision(s) of this or any related agreement(s), if McKinstry's is delayed, disrupted, suspended, or otherwise impacted as a direct or indirect result of COVID-19 (coronavirus), including, but not limited to, by (1) disruptions to material and/or equipment supply; (2) illness of McKinstry's workforce and/or unavailability of labor; (3) government quarantines, closures, or other mandates, restrictions, and/or directives;

4. Terms & Conditions

(4) owner or contractor restrictions and/or directives; and/or (5) fulfillment of McKinstry's contractual or legal health and safety obligations associated with COVID-19; then, McKinstry shall be entitled to a reasonable equitable adjustment to its scope, schedule, duration, and price to account for such delays, disruptions, suspensions, and impacts.

NO WAIVER

No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver.

INTELLECTUAL PROPERTY

Intellectual property provided by McKinstry to Customer as part of the Work are instruments of service owned by McKinstry and are not "work made for hire" as such term is defined under U.S. copyright law. When the Work is performed to completion, McKinstry grants to Customer a limited license to use the Intellectual Property to operate, maintain, renovate, and manage the subject matter of the Work.

DAMAGES LIMITATION

Neither party shall be liable to the other party for any consequential, indirect, special, incidental, exemplary, or similar, damages or losses, including loss of profits, arising out of or relating to this agreement, whether based in contract or tort or any other theory, even if a party has been advised of the possibility of such damages. Furthermore, the total aggregate liability of either party, under any theory, is limited to the agreement price.

INDEMNIFICATION

McKinstry shall indemnify and hold harmless Customer from and against all third party claims, damages, losses and expenses for bodily injury, sickness, disease, or death or destruction of tangible property, directly arising from McKinstry's performance of the Work, but only to the extent caused by the negligent acts or omissions of McKinstry.

SEVERABILITY, SURVIVAL

If any portion of this agreement shall be held invalid in whole or in part under any law, rule, regulation, or order, then such portion shall remain in effect only to the extent permitted, and the remaining portions of the agreement shall remain in full force and effect. Any invalid portions shall be substituted with an interpretation that most accurately reflects the Parties' intentions.

AMENDMENT

This agreement may not be amended except pursuant to a written amendment signed by an authorized signer of each Party.

COMPLETE AGREEMENT

This agreement, including the exhibits attached hereto, is a fully integrated agreement. Any legal terms and conditions appearing elsewhere in this agreement shall be ignored to the extent they contradict or are

4. Terms & Conditions

inconsistent with the terms and conditions contained in the foregoing numbered list. All previous agreements between McKinstry and Customer as to the Work are superseded by this agreement.

PRICE PROPOSAL

Town of Addison shall reimburse McKinstry for its time and expenses per the table below:

Extension of Staff Services	
	Contract Amount
Phase:1 Planning Scoping, and Scheduling	$13,000
Phase 2: Design and Procurement	$32,000
Phase 3: Project Management	$125,000
Sub Total:	$170,000

We are excited for the opportunity and look forward to working with you on this project. Please signify acceptance of this proposed scope of work by signing below.

AUTHORIZATION

Town of Addison Extension of Staff Services Proposal is Authorized By:

Town of Addison	McKinstry Essention, LLC
_____	_____
Name	Name
_____	_____
Title	Title
_____	_____
Signature	Signature
Date: _____	Date: _____

EXHIBIT "B"
COMPENSATION SCHEDULE / PROJECT BILLING / PROJECT BUDGET

Agreement by and between the Town of Addison (Town)
and MCKINSTRY ESSENTION, LLC (Consultant)
to perform Professional Engineering Services for
Extension of Staff Services

I. COMPENSATION SCHEDULE / PROJECT BILLING SUMMARY.

TASK TO BE COMPLETED	DOLLAR AMOUNT
Phase 1: Planning Scoping, and Scheduling	$13,000.00
Phase 2: Design and Procurement	$ 32,000.00
Phase 3: Project Management	$ 125,000.00
TOTAL CONSULTANT'S FEE (NOT-TO-EXCEED)	***$170,000.00***



Scope of Work & Fee Schedule

3. Project Management Scope of Work & Fee Schedule

OVERVIEW

The Town of Addison seeks to achieve optimal outcome from certain planned HVAC, roofing, and ADA projects, including maximizing energy and operational cost savings, minimizing ongoing maintenance, and achieving on-budget and on-time implementation at the following facilities:

Facilities	Roof	HVAC	ADA	Filtration	Budget
Service Center	X	X			$1,068,735
Fire 2	X	X			$153,497
Theatre	X				$272,190
Surveyor Pump Station	X	X			$96,947
Vitruvian Restrooms		X			$13,000
Pavilion	X	X	X		$398,529
Stone Cottage		X			$24,960
PD Gun Range				X	$360,000

SCOPE OF SERVICES

Objective:

The objective of McKinstry Essention, LLC is to act as an "extension of staff" to manage all aspects of the above referenced Client projects to achieve optimal outcome.

Phased Services:

The scope of services shall be performed in three phases as outlined below:

Phase 1: Planning, Scoping and Scheduling

Time Frame: 20-30 days

Scope: McKinstry Essention, LLC will perform the following functions:

1. Review all planned scope and budgets and provide feedback.
2. Advise on additional or altered scope options to improve comfort, efficiency, or long-term maintainability
3. Advise on additional scope that may provide additional benefits, such as LED lighting, centralized HVAC control, UV germicidal irradiation, etc.
4. Prepare basic energy savings calculations to +/- 20% accuracy for all planned scope for payback considerations
5. In conjunction with Client staff, prepare a workable phasing plan
6. In conjunction with Client staff, prepare a program implementation schedule, with consideration given to occupied spaces, events, seasonal variations, etc.

3. Project Management Scope of Work & Fee Schedule

Deliverables:

A. Recommended Scope additions or alterations
B. Energy savings calculations and payback analysis
C. Recommended phasing plan
D. Implementation Schedule

Fee: **$13,000**

Phase 2: Design and Procurement

Time Frame: 45-60 days

Scope: McKinstry Essention, LLC will perform the following functions:

1. Ensure any required designs or engineering needs are identified prior to bidding
2. For purposes of managing outcomes, where appropriate, create conceptual Design Intent and Operational Intent criteria for specific scope items
3. Write RFQ & work with Client's procurement department to solicit any needed architect or engineering design firms. Assist the Client in the evaluation and selection process.
4. In conjunction with client, determine best method of procurement for each type of scope (i.e. competitive sealed bid, design/build, etc.)
5. Work with Client's selected architect or engineer to generate bid packages, with special emphasis on design intent and operational intent. Ensure architect/engineer adheres to schedule.
6. Write RFQs / RFPs & work with Client's procurement department to publish
7. Conduct pre-bid meetings
8. Manage site walk-throughs and subsequent requests for information (RFIs) from potential respondents
9. Assist in evaluating responses and make recommendations
10. Assist negotiating and securing contracts with winning bidders

Deliverables:

A. Conceptual design intent / operational intent criteria, where appropriate
B. Recommended procurement method
C. Complete RFP/RFQ bid packages
D. Recommendations on contractors

Fee: **$32,000**

3. Project Management Scope of Work & Fee Schedule

Phase 3: Project Management:

Time Frame: 8-10 Months

Scope: McKinstry Essention, LLC will perform the following functions:

1. Kick off projects with each contractor, ensuring acceptance and compliance on:
    a. Scope review and mission alignment
    b. Points of contact and background checks
    c. Schedule
    d. Set conditions precedent
    e. Standards of Work
    f. Standards of Conduct
    g. Tool and material storage
    h. Access
    i. Jobsite Cleanliness
2. Ensure all bonds and permits are obtained
3. Manage submittal process, including Client approvals
4. Issue Notices to Proceed
5. Conduct regularly scheduled progress meetings
6. Manage contractors to the approved schedule
7. Ensure work meets or exceeds specifications and meets design intent and operational intent
8. Manage contingency and change order process
9. Ensure installation quality meets or exceeds expectations
10. Manage billing requests
11. Manage punch list
12. Project close out

Deliverables:

A. Final schedule
B. Progress updates
C. Submittal log
D. RFI log
E. Meeting minutes
F. Project financial updates
    a. % complete
    b. contingency
    c. change orders
G. Close out documentation

Fee: **$125,000**

3. Project Management Scope of Work & Fee Schedule

Exclusions

1. Taxes, bonds, and permit fees
2. Job site trailer/workspace

Clarifications

1. All fees include travel and expenses

EXHIBIT "C"
TOWN OF ADDISON GUIDELINES FOR DIRECT EXPENSES; GENERAL AND ADMINISTRATIVE MARKUP; TRAVEL AND SUBSISTENCE EXPENSES

I. **CONSULTANT'S RESPONSIBILITY**. The Consultant shall be solely responsible for the auditing of all direct expense, approved markup (general and/or administrative), and approved travel and/or subsistence charges, including those to be included under a sub-contract, prior to the Town for reimbursement, and Consultant shall be responsible for the accuracy thereof. Any overpayment by the Town for errors in submittals for reimbursement may be deducted from the Consultant's subsequent payment(s) for services; however, this shall not be the Town's sole and exclusive remedy for said overpayment.

II. **GUIDELINES FOR DIRECT EXPENSES**.

A. **Local Transportation** – Transportation in connection with the Project, when such transportation is not a function of routine performance of the duties of the Consultant in connection with the Project, and when such transportation exceeds beyond fifty (50) miles from the Project site, shall be reimbursed at a standard mileage rate consistent with that as issued, and periodically revised, by the United States Internal Revenue Service (IRS). Under no circumstances shall Town reimburse Consultant at a higher standard mileage rate or pay additional markup on charges for local transportation. Completion of Town's Standard Mileage Log is required for submittal of these charges for reimbursement, including justification for each submitted expense.

Under no circumstances are charges associated with rental cars for local transportation eligible for reimbursement by Town. Toll road subscriptions or toll plaza receipts are not reimbursable. Consultant agrees to place these standards in all subcontracts for work on the Project.

B. **Supplies, Material, Equipment** – Town shall reimburse the actual cost of other similar direct Project-related expenses, which are duly presented in advance and approved by Town's Project Manager in writing.

C. **Commercial Reproduction** – Town shall reimburse the actual cost of reproductions, specifically limited to progress prints prepared for presentation to Town at each phase of progress, and final Construction Documents prepared for distribution at bidding phase, provided that the Consultant has duly obtained at least three (3) quotations from commercial firms and has chosen the best value for the Town. Consultant shall provide such documentation to Town for review prior to submitting these expenses for reimbursement. Consultant agrees to place these standards in all subcontracts for work on the Project.

D. **In-House Reproduction** - Consultant shall make arrangements with the Town for prior approval of in-house reproduction rates prior to submitting these expenses for reimbursement. Town shall provide Consultant with a standard format for documenting these charges. Completion of the Town's reproduction log is required as a prerequisite for payment, including the number or reproductions, the

date, time, description, the approved standard rate, and a justification for each submitted expense for reimbursement. Consultant agrees to place these standards in all subcontracts for work on the Project.

E. **Commercial Plotting** – Town shall reimburse the actual cost of plots, specifically limited to final documents, provided the Consultant has duly obtained at least three (3) quotations from commercial firms and has chosen the best value for the Town. Consultant shall provide such documentation to Town for review prior to submitting these expenses for reimbursement. Consultant agrees to place these standards in all subcontracts for work on the Project.

F. **In-House Plotting** – Consultant shall make arrangements with Town for prior written approval of in-house plotting rates prior to submitting these charges for reimbursement. Town shall provide Consultant with a standard format for documenting these charges. Completion of the Town's reproduction log is required as a prerequisite for payment, including the number of plots, the date, time, description, the approved standard rate, and a justification for each submitted charge for reimbursement.

G. **Communications** – Reimbursement for expenses relating to electronic communications shall be limited to long-distance telephone or fax toll charges specifically required in the discharge of professional responsibilities related to the Project. Telephone service charges including office or cellular phones, WATTS, or Metro line services or similar charges are not reimbursable.

H. **Postage, Mail, and Delivery Service** – Town shall reimburse the actual cost of postage and delivery of Instruments of Service, provided the Consultant duly considers all circumstances (including available time for assured delivery) of the required delivery and selects the best value for the Town, which may require comparison of delivery costs offered by three (3) or more sources or methods of delivery, which at a minimum shall include U.S. Mail. Courier service is acceptable only in circumstances requiring deadline-sensitive deliveries and not for the convenience of the Consultant and/or the Consultant's employees. Consultant agrees to place these standards in all subcontracts for work on the Project.

I. **Meals and Other Related Charges** – Meals or any other related expenses are not reimbursable unless incurred outside a fifty (50) mile radius of the Project, and then only reimbursable for the actual cost subject to compliance with the Town's currently adopted policy. Non-allowable costs include, but are not limited to, charges for entertainment, alcoholic beverages, and gratuities.

III. GUIDELINES FOR GENERAL AND ADMINISTRATIVE MARKUP.

1. **Requirement of Prior Approval** – Consultant may be allowed to charge a General and/or Administrative Markup on work completed if Consultant can clearly define to Town specifically what costs are included in the markup calculation. To apply

General and/or Administrative Markup, Consultant must also document to Town what costs would be considered direct costs. Town shall issue approval in writing to allow Consultant to charge General and/or Administrative Markup. Town reserves the right to reject any and all requests for General and/or Administrative Markup.

IV. GUIDELINES FOR TRAVEL AND SUBSISTENCE EXPENSES.

1. **Adherence to Currently Adopted Town Travel Policy** – Unless otherwise stated within this Agreement, reimbursements shall be governed by the same travel policies provided for Town employees according to current adopted policy. All lodging and meals are reimbursed in accordance with IRS rules and rates as shown on the U.S. General Services Administration website for the Town: http://www.gsa.gov/portal/category/21287.

2. Prior to the event, Consultant shall request, and the Town shall provide the provisions and the restrictions that apply to out-of-Town reimbursements.

EXHIBIT "D"

TOWN OF ADDISON PROFESSIONAL SERVICES/CONSULTANT INSURANCE GUIDELINES

REQUIREMENTS

Contractors performing work on TOWN OF ADDISON property or public right-of-way shall provide the TOWN OF ADDISON a certificate of insurance or a copy of their insurance policy(s) (and including a copy of the endorsements necessary to meet the requirements and instructions contained herein) evidencing the coverages and coverage provisions identified herein within ten (10) days of request from TOWN OF ADDISON. Contractors shall provide TOWN OF ADDISON evidence that all subcontractors performing work on the project have the same types and amounts of coverages as required herein or that the subcontractors are included under the contractor's policy. Work shall not commence until insurance has been approved by TOWN OF ADDISON.

All insurance companies and coverages must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must have a A.M. Best's rating A-:VII or greater.

Listed below are the types and minimum amounts of insurances required and which must be maintained during the term of the contract. TOWN OF ADDISON reserves the right to amend or require additional types and amounts of coverages or provisions depending on the nature of the work.

	TYPE OF INSURANCE	AMOUNT OF INSURANCE	PROVISIONS
1.	**Workers' Compensation Employers' Liability** to include: (a) each accident (b) Disease Policy Limits (c) Disease each employee	Statutory Limits per occurrence Each accident $1,000,000 Disease Policy Limits $1,000,000 Disease each employee$1,000,000	**TOWN OF ADDISON to be provided a *WAIVER OF SUBROGATION AND 30 DAY NOTICE OF CANCELLATION or*** material change in coverage. **Insurance company must be A-:VII rated or above.**
2.	**Commercial General (Public) Liability** to include coverage for: a) Bodily Injury b) Property damage c) Independent Contractors d) Personal Injury e) Contractual Liability	Bodily Injury/Property Damage per occurrence $1,000,000, General Aggregate $2,000,000 Products/Completed Aggregate $2,000,000, Personal Advertising Injury per occurrence $1,000,000, Medical Expense 5,000	***TOWN OF ADDISON to be listed as ADDITIONAL INSURED and provided 30 DAY NOTICE OF CANCELLATION*** or material change in coverage. **Insurance company must be A-:VII rated or above.**
3.	**Business Auto Liability** to include coverage for: a) Owned/Leased vehicles b) Non-owned vehicles c) Hired vehicles	Combined Single Limit $1,000,000	***TOWN OF ADDISON to be listed as ADDITIONAL INSURED and provided 30 DAY NOTICE OF CANCELLATION*** or material change in coverage. **Insurance company must be A:VII-rated or above.**

Certificate of Liability Insurance forms (together with the endorsements necessary to meet the requirements and instructions contained herein) shall be submitted to the Finance Department by fax at: **(972) 450-7050 or emailed to: sglickman@addisontx.gov.** Questions regarding required insurance should be directed to the Purchasing Manager.

With respect to the foregoing insurance,

1. All liability policies shall contain no cross liability exclusions or insured versus insured restrictions applicable to the claims of the Town of Addison.

2. All insurance policies shall be endorsed to require the insurer to immediately notify the Town of Addison, Texas of any material change in the insurance coverage.

3. All insurance policies shall be endorsed to the effect that the Town of Addison, Texas will receive at least thirty (30) days' notice prior to cancellation or non-renewal of the insurance.

4. All insurance policies, which name the Town of Addison, Texas as an additional insured, must be endorsed to read as primary coverage regardless of the application of other insurance.

5. Insurance must be purchased from insurers that are financially acceptable to the Town of Addison and licensed to do business in the State of Texas.

All insurance must be written on forms filed with and approved by the Texas Department of Insurance. Upon request, Contractor shall furnish the Town of Addison with complete copies of all insurance policies certified to be true and correct by the insurance carrier.

This form must be signed and returned with your quotation. You are stating that you do have the required insurance and if selected to perform work for TOWN OF ADDISON, will provide the certificates of insurance (and endorsements) with the above requirements to TOWN OF ADDISON within 10 working days.

A CONTRACT/PURCHASE ORDER WILL NOT BE ISSUED WITHOUT EVIDENCE AND APPROVAL OF INSURANCE.

AGREEMENT

I agree to provide the above described insurance coverages within 10 working days if selected to perform work for TOWN OF ADDISON. I also agree to require any subcontractor(s) to maintain insurance coverage equal to that required by the Contractor. It is the responsibility of the Contractor to assure compliance with this provision. The Town accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor.

Project/Bid# _____

Company: McKinstry

Printed Name: Quinn Tolbert

Signature: Quinn T **Date:** 4.6.21

EXHIBIT "E"
AFFIDAVIT

THE STATE OF TEXAS §
§
THE COUNTY OF Dallas §

I, _____, a member of the Consultant team, make this affidavit and hereby on oath state the following:

I, and/or a person or persons related to me, have the following interest in a business entity that would be affected by the work or decision on the Project (Check all that apply):

_____ Ownership of 10% or more of the voting shares of the business entity.

_____ Ownership of Twenty Five Thousand and 00/100 Dollars ($25,000.00) or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed ten percent (10%) of my income for the previous year.

_____ Real property is involved, and I have an equitable or legal ownership with a fair market value of at least Twenty Five Thousand and 00/100 Dollars ($25,000.00).

_____ A relative of mine has substantial interest in the business entity or property that would be affected by my business decision of the public body of which I am a member.

_____ Other: _____.

X None of the Above.

Upon filing this affidavit with the Town of Addison, Texas, I further affirm that no relative of mine, in the first degree by consanguinity or affinity, as defined in Chapter 573 of the Texas Government Code, is a member of a public body which took action on the agreement.

Signed this 6 day of April, 2021.

Regional Director
Signature of Official / Title

BEFORE ME, the undersigned authority, this day personally appeared _____ and on oath stated that the facts hereinabove stated are true to the best of his / her knowledge or belief.

Sworn to and subscribed before me on this 6 day of April, 2021.

DANA RUMBAUSKAS
Notary ID #131758418
My Commission Expires
October 12, 2022

Notary Public in and for the State of Texas
My commission expires: 10/12/22

EXHIBIT "F"
CONFLICT OF INTEREST QUESTIONNAIRE, FORM CIQ

CONFLICT OF INTEREST QUESTIONNAIRE **FORM CIQ**
For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**
McKinstry

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**
NA
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Signature of vendor doing business with the governmental entity — Date: 4.6.21

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 11/30/2015

Local Government Officers Town of Addison, Texas

For purposes of completion of the required Conflict of Interest Questionnaire for the Town of Addison Texas (required by all Vendors who submit bids/proposals), Local Government Officers are:

Mayor:	Joe Chow
Council Members:	Lori Ward, Mayor Pro Tem
	Guillermo Quintanilla, Deputy Mayor Pro Tem
	Tom Braun, Councilman
	Ivan Hughes, Councilman
	Paul Walden, Councilman
	Marlin Willesen, Councilman
City Manager:	Wesley S. Pierson

Council Meeting **6.**

Meeting Date: 04/13/2021

Department: General Services

Pillars: Excellence in Asset Management

Milestones: Implement the Asset Management Plan

AGENDA CAPTION:

Consider Action on a **Resolution Approving the Purchase of One (1) Aerial Bucket Truck from Altec Inc. Through Sourcewell and Authorizing the City Manager to Execute the Purchase Order** in an Amount Not to Exceed $165,033.

BACKGROUND:

An Asset Management system is utilized to track the Town's vehicles and analyze their condition. Staff reviews and evaluates the condition of the vehicles on an annual basis to determine which assets warrant replacement. The Streets Department's aerial bucket truck has reached the end of its useful life and is due for replacement.

Purchasing cooperatives solicit completive bids from many vendors for products and services for their members. Purchasing through a cooperative streamlines the procurement process for public entities resulting in a savings of both administrative time and money. Through the Sourcewell Purchasing Cooperative, staff identified Altec Inc. as being able to provide the replacement truck.

The Capital Equipment Replacement Fund (CERF) was established to accumulate sufficient resources to replace existing capital rolling stock and heavy equipment that has reached the end of its useful life. Capital Equipment Replacement resources are acquired through charges to operating departments. The charges are calculated using a straight-line depreciation-based method on an item's expected life.

Equipment	Vendor	Department	Amount
Aerial Bucket Truck	Altec Industries	Streets	$165,033

Funding for this truck was included in the Fiscal Year 2021 budget in the Capital Equipment Replacement Fund. The vehicle is below the budgeted amount of $200,000.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Altec Inc. Purchase

Detail Quote

Sourcewell Quote

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING THE PURCHASE OF ONE (1) AERIAL BUCKET TRUCK FROM ALTEC INC. THROUGH SOURECEWELL IN AN AMOUNT NOT TO EXCEED $165,033, AUTHORIZING THE CITY MANAGER TO EXECUTE THE PURCHASE ORDER, AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The purchase of one (1) aerial bucket truck from Altec Inc., through Sourcewell, a public agency established under the constitution of the state of Minnesota, Contract #012418-ALT, in an amount not to exceed $165,033 is hereby approved. The City Manager is hereby authorized to execute the Purchase Order.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13th*** day of ***April 2021.***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

February 12, 2021
Our 92nd Year

Ship To:
TOWN OF ADDISON
16801 WESTGROVE
ADDISON, TX 75001
US

Bill To:
TOWN OF ADDISON
PO BOX 9010
ADDISON, TX 75001
United States

Attn:
Phone: 972-450-2846
Email:

Altec Quotation Number: 746646 - 2
Account Manager: Michael D Covington
Technical Sales Rep: Lori Woods

Item	Description	Qty	Price Unit
1.	Altec Model AT41M Articulating Telescopic Aerial Device with a fiberglass upper boom and fiberglass insulator in the articulating arm and proportional joystick upper controls. Built in accordance to ALTEC's standard specifications and to include the following features:	1	

A. Ground to Bottom of Platform Height: 40.8 feet at 7.3 feet from centerline of rotation (12.45 m at 2.21 m)
B. Working Height: 45.8 feet (13.96 m)
C. Maximum reach to edge of platform with Upper Boom Non- overcenter: 30.1 feet (at 17.3 feet platform height)
D. Upper boom extension: 110 inches
E. Continuous rotation
F. Articulating Arm: Articulation is from -3 to 82 degrees. Insulator provides 19 inches of isolation.
G. Compensation System: By raising the articulating arm only, the telescopic boom maintains its relative angle in relation to the ground. The work position is achieved through a single function operation.
H. Upper Boom: Articulation is from -25 to 85 degrees. The fiberglass section provides a minimum of 10.9 inches of isolation in the upper boom (when retracted and 42.3 inches when extended).
I. Platform leveling is achieved by a hydraulic master-slave leveling system. This lifetime system is very low maintenance.
J. The dielectrically tested, insulating upper control system includes the following boom tip components that can provide an additional layer of secondary electrical contact protection.
Control Handle: A single handle controller incorporating high electrical resistance components that is dielectrically tested to 40 kV AC with no more than 400 microampers of leakage. The control handle is green in color to differentiate it from other non-tested controllers. The handle also includes an interlock guard that reduces the potential for inadvertent boom operation.
Auxiliary Control Covers: Non-tested blue silicon covers for auxiliary controls.
Control Console: Non-tested non-metallic control console plate.
Boom Tip Covers: Non-tested non-metallic boom tip covers. The covers are not

Item	Description	Qty	Price
	dielectrically tested, but they may provide some protection against electrical hazards. **K.** Hydraulic system: Open center (full pressure), maximum flow 6 GPM, maximum operating pressure 3,000. **L.** Dielectric rating: Category C, 46 kV and below **M.** Unit is painted with a powder coat paint process which provides a finish-painted surface that is highly resistant to chipping, scratching, abrasion and corrosion. Paint is electrostatically applied to the inside as well as outside of fabricated parts then high temperature cured prior to assembly ensuring maximum coverage and protection. **N.** Manuals: Two (2) Operator's and two (2) Maintenance/ Parts manuals containing instructional markings indicating hazards inherent in the operation of an aerial device. **O.** Unit meets or exceeds ANSI 92.2 standards.		
2.	Pedestal	1	
3.	Single 1-Man Platform, Fiberglass, 24" x 30" x 42", End Mount, 180 Degree Rotation	1	
4.	Platform Mounted Single Handle Controls	1	
5.	Material Handling Jib/Winch, Hydraulically Articulating, Top Mounted, Round (ARM Jib)	1	
6.	One (1) Platform Step - located on the side of the platform nearest the elbow in the stowed position	1	
7.	Platform Elevator	1	
8.	Platform Cover - soft vinyl, 24 x 30 inches (610 x 762 mm)	1	
9.	Platform Liner, 24 x 30 x 42 inches (610 x 762 x 1067 mm), 50 kV Rating	1	
10.	Hydraulic Tool Circuit at Platform: One set of quick disconnect couplings at the boom tip for open center tools.	1	
11.	Engine Start/Stop & Secondary Stowage System: 12 VDC powered motor and pump assembly for temporary operation of the unit in a situation wherein the primary hydraulic source fails. Electric motor is powered by the chassis battery. This feature allows the operator to completely stow the booms, platform, and outriggers. Secondary Stowage & Start/Stop is activated with an air plunger at the platform or momentary switch at the lower control station and outriggers.	1	
12.	Jib Stick, 36" L, non extension, certified, orange in color	1	
13.	Platform Lighting for illumination of platform controls	1	
14.	Slip Ring: Required for engine start/stop, secondary stowage system, and throttle control options	1	
15.	Outriggers, Primary, Modified A-Frame With Integrated Subbase, 30"-34" Chassis Height, Electric Interlock, No Valves On Legs, 114" Spread, Fixed Shoe (AT37/41 M/ME/P/PE/S/SE)	1	
16.	Winch load line swivel hook	1	
17.	Altec Unit Powder Painted White	1	

Item	Description	Qty	Price
	Unit & Hydraulic Acc.		
18.	Electric Outrigger Controls for one (1) set of outriggers, drive hydraulic outrigger control valves. Durable weather proof sealed electronic switches mounted in aluminum boxes located at the rear of the unit unless otherwise specified.	1	
19.	Steel Reservoir, 15 gallon capacity, triangular, 17" L x 17" W x 24" H, and includes breather caps and dipsticks	1	
20.	Temperature Sight Gauge	1	
21.	HVI-22 Hydraulic Oil (Standard).	25	
22.	Standard Pump For PTO	1	
23.	Electric Shifted PTO	1	
24.	Standard Altec PTO/Machine Functionality: PTO won't engage until parking brake is set.-Once parking (holding) brake is set, PTO and machine functions are enabled.-If parking (holding) brake is disengaged, both PTO and machine functions are disabled.	1	
25.	Standard PTO/Transmission Functionality for Small Ford and Dodge Chassis	1	
	Body		
26.	Altec LGSS-132-84 (81) Low-Side General Service Body With Step:	1	

- **A.** Steel Body
- **B.** Steel Structural Channel Crossmembers And Smooth Floor With Ladder-Style Understructure
- **C.** 132" Body Length
- **D.** 94" Body Width
- **E.** 40" Body Compartment Height
- **F.** 20" Body Compartment Depth
- **G.** 24" From Body Floor To Compartment Tops
- **H.** Finish Paint Entire Body Altec White
- **I.** Undercoat Applied Under The Body
- **J.** 5.5" Drop-In Wooden Cargo Retaining Board At Rear Of Body
- **K.** 5.5" Drop-In Wooden Retaining Board At Top Of Side Access Step
- **L.** Stainless Steel Rotary paddle Latches With Locks
- **M.** Gas Props On All Vertical Doors
- **N.** Chains On All Horizontal Doors
- **O.** Standard Master Body Locking System
- **P.** Hotstick Shelf Extending Full Length Of Body On Streetside
- **Q.** Two (2) Hotstick Brackets Installed On Streetside.
- **R.** One Chock Holder On Each Side of Body With Retaining Lip In Fender Panel
- **S.** 1st Vertical (SS) - 34" W - One (1) Outrigger Housing And Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers
- **T.** 2nd Vertical (SS) - 24" W - Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers
- **U.** 1st Horizontal (SS) - 50" W - One (1) Fixed Shelf With Removable Dividers On 4 Inch Centers On Bottom of Compartment

Item	Description	Qty	Price
V.	Rear Vertical (SS) - 24" W - Six (6) Locking Swivel Hooks On An Adjustable Rail (1-4-1)		
W.	1st Vertical (CS) - 34" W - One (1) Outrigger Housing And Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers		
X.	2nd Vertical (CS) - 24" W - Gripstrut Access Steps With Two (2) Sloped Grab Handles, Vented Battery Storage		
Y.	1st Horizontal (CS) - 50" W - One (1) Adjustable Shelf With Removable Dividers On 4 Inch Centers And One (1) Fixed Shelf With Removable Dividers On 4 Inch Centers On Bottom Of Compartment		
Z.	Rear Vertical (CS) - 24" W - Six (6) Locking Swivel Hooks On An Adjustable Rail (1-4-1)		
AA.	Body Floor Cut-Out For AT41M/ME/P/PE Aerial Device Near Front Of Body		
AB.	Steel Tailshelf, 29" L x 94" W, With Rear Cross Storage And Drop Down Doors		
	Body and Chassis Accessories		
27.	ICC (Underride Protection) Bumper Installed At Rear	1	
28.	Receiver Hitch, 2", Class 3	1	
29.	Set Of Eye Bolts for Trailer Safety Chain, installed one each side of towing device mount.	1	
30.	Install Counterweight As Needed	1	
31.	Rigid Step Mounted Beneath Side Access Steps (Installed To Extend Approx. 2" Outward)	1	
32.	Platform Rest, Rigid with Rubber Tube	1	
33.	Boom Rest for a Telescopic Unit	1	
34.	Manual Boom Stow Securing System Installed on Boom Rest	1	
35.	Wood Outrigger Pad, 19" x 19" x 2.5", With Rope Handle	2	
36.	Outrigger Pad Holder, 25" L x 25" W x 5" H, Fits 24.5" x 24.5" x 4" And Smaller Pads, Bolt-On, Bottom Washout Holes, 3/4" Lip Retainer	2	
37.	Pendulum Retainers For Outrigger Pad Holders	2	
38.	Mud Flaps With Altec Logo (Pair)	1	
39.	Wheel Chocks, Rubber, 9.75" L x 7.75" W x 5.00" H, with 4" L Metal Hairpin Style Handle (Pair)	1	
40.	Slope Indicator Assembly (Pair) For Machine With Outriggers	1	
41.	Inverter Storage in Enclosure in Chassis Cab	1	
42.	Safety Harness & 4.5 FT Lanyard (Medium To X-large)	1	
43.	Driveaway Safety Kit	1	
44.	Vinyl manual pouch for storage of all operator and parts manuals	1	

Item	Description	Qty	Price
45.	Additional Body/Chassis Accessory - Seven Aluminum Pull-out drawers mounted in SS 1st vertical - 3"H x wide and deep as possible - Egg Crate Dividers - One handle operation	1	
46.	Additional Body/Chassis Accessory - Bolt Bins installed in SS Rear Vertical	1	
	Electrical Accessories		
47.	Adhesive Strip Lighting, LED, Installed Around Top and Sides of Compartment Door Facings in T-Box (Installed at Final Assembly)	7	
48.	Compartment Lights Wired To Dash Mounted Master Switch	1	
49.	Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)	1	
50.	Custom Strobe Light Two (2) Amber/Blue Combo Strobes at Rear	1	
51.	4-Corner Strobes, Amber, LED, Two (2) Surface Mounted Lights In Grille, Two (2) Round Lights At Rear	1	
52.	Custom Light Bar Details: - Whelen Amber/Blue Light Bar with Switch Box Controller - Must have Whelen Product numbers from Customer at time of order	1	
53.	Remote Spot Light, LED, Permanent Mount with Programmable Wireless Remote	2	
54.	Dual Tone Back-Up With Outrigger Motion Alarm	1	
55.	Rostra rear detection system. To include two sensors mounted on the rear most point of the body/tailshelf. To include a master audio/visual control in the chassis cab	1	
56.	PTO Hour Meter, Digital, with 10,000 Hour Display	1	
57.	6-Way Trailer Receptacle (Pin Type) Installed At Rear	1	
58.	Ford Upfitter Switches (Supplied with Chassis)	1	
59.	Mounting bracket for inverter mounted at bottom of body compartment or storage box	1	
60.	Inverter, 1800 Watt, Pure Sine Wave, 120 VAC (Sensata #12/1800N) Location tbd at time of order	1	
61.	Inverter Wired Ignition Hot with Dash Mounted Switch	1	
62.	120 Volt GFCI Receptacle Includes Weather-resistant Enclosure	1	

Item	Description	Qty	Price
	Location TBD at time of order		
63.	Power Distribution Module (PDM-10) is a compact self-contained electronic system that provides a standardized interface with the chassis electrical system.	1	
64.	Install Chassis (OEM) Supplied Backup Camera in Final Assembly	1	
65.	Install secondary stowage system.	1	
66.	Install Remote Start/Stop system in Final Assembly.	1	
67.	Install Outrigger Interlock System	1	
68.	Heavy Duty Secondary Stowage Pump	1	
69.	No Upper Boom Out of Stow Indicator	1	
70.	PTO Indicator Light Installed In Cab	1	
	Finishing Details		
71.	Powder Coat Unit Altec White	1	
72.	Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders.	1	
73.	Apply Non-Skid Coating to all walking surfaces	1	
74.	English Safety And Instructional Decals	1	
75.	Vehicle Height Placard - Installed In Cab	1	
76.	Placard, HVI-22 Hydraulic Oil	1	
77.	Dielectric test unit according to ANSI requirements.	1	
78.	Stability test unit according to ANSI requirements.	1	
79.	Focus Factory Build	1	
80.	Delivery Of Completed Unit	1	
81.	Inbound Freight	1	
82.	Installation - AT41M	1	
	Chassis		
83.	Altec Supplied Chassis	1	

Item	Description	Qty	Price
84.	Chassis	1	
85.	2022 Model Year	1	
86.	Ford F550	1	
87.	4x2	1	
88.	84 Clear CA (Round To Next Whole Number)	1	
89.	Extended Cab (Larger Cab With Half-Length Rear Doors Or No Rear Doors)	1	
90.	Chassis Cab	1	
91.	Dual Rear Wheel	1	
92.	Chassis Color - White	1	
93.	Ford 6.7L Power Stroke Diesel	1	
94.	Diesel	1	
95.	Ford Torqshift 10-Speed Automatic Transmission (w/PTO Provision)	1	
96.	GVWR 19,500 LBS	1	
97.	7,500 LBS Front GAWR	1	
98.	Spring Suspension	1	
99.	14,706 LBS Rear GAWR	1	
100.	Hydraulic Brakes	1	
101.	Park Brake In Rear Wheels	1	
102.	Ford E/F250-550 Single Horizontal Right Side Exhaust	1	
103.	76X - Aerial Lift Severe Duty Prep Package	1	
104.	98R - Operator Commanded Regeneration (OCR)	1	
105.	No Idle Engine Shut-Down Required	1	
106.	50-State Emissions	1	
107.	Clean Idle Certification	1	
108.	Ford 40 Gallon Fuel Tank (Rear)	1	
109.	Ford 7.2 Gallon DEF Tank (Mid Mount)	1	
110.	AM/FM Radio	1	
111.	Ford SYNC	1	
112.	Air Conditioning	1	

Item	Description	Qty	Price
113.	Backup Camera, OEM Supplied	1	
114.	Cruise Control	1	
115.	Keyless Entry	1	
116.	Power Door Locks	1	
117.	Power Windows	1	
118.	Tilt Steering Wheel	1	
119.	Tinted Windshield	1	
120.	Other Interior Cab Options	1	
	Maximum OEM Window tint available - Privacy Glass		
121.	Block Heater	1	
122.	Limited Slip Rear Axle	1	
123.	Power Mirrors with Heated Glass	1	
124.	Trailer Brake Controller (Factory Installed)	1	
125.	Vinyl Split Bench Seat	1	
	Additional Pricing		
126.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	

Unit / Body / Chassis Total	**165,033.00**
FET Total	**0.00**
Total	**165,033.00**

Altec Industries, Inc.

BY _____

Lori Woods

Notes:

Altec Industries, Inc.

Quote Number: 746646
Opportunity Number: 1585821
Sourcewell Contract #: 012418-ALT
Date: 2/12/2021

Quoted for: Town of Addison
Customer Contact:
Phone: / **Email:**

Quoted by: Lori Woods
Phone: / **Email:** 919.528.8088 / lori.woods@altec.com
Altec Account Manager: Mike Covington

REFERENCE ALTEC MODEL

AT41M	**Articulating Telescopic Aerial Device with Material Handling Insulated, 41'**	**$132,713**

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1			
2			
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	RH	Receiver Hitch, 2" Class 5	$580
2	PSWI	PURE SINE WAVE INVERTER.1800 Watts Continuous. GFCI Outlet at Rear	$2,603
3	FSC	Light Duty SUPER CAB	$2,125
4	FE	POWER EQUIPMENT (Power Locks and Power Windows)	$993
5	RM3	MOTORIZED SIDE MIRRORS	$481
6	TBE	ELECTRIC TRAILER BRAKE CONTROLLER. Controls Trailers with Electric Brakes,	$238
7	VCAM	Backup Camera System	$852
9	SPOT6	Remote Spot Light, LED, Permanent Mount, w/ Wireless Dash Mounted Controls And Programmable Wireless Remote	$723
9	SPOT6	Remote Spot Light, LED, Permanent Mount, w/ Wireless Dash Mounted Controls And Programmable Wireless Remote	$723
9	RL	COMPARTMENT LIGHTS - Strip LED ($151 Per Compartment)	$1,057
		SOURCEWELL OPTIONS TOTAL:	$143,088

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT	Platform Lighting LED, 24" Platform Elevator	$4,535
2	UNIT & HYDRAULIC ACC		
3	BODY		
4	BODY & CHASSIS ACC	Seven (7) pull-out drawers SS1V, Bolt Bins in SSRV	$3,440
5	ELECTRICAL	Custom Whelen Lightbar w/Controller installed, Rear detection sensors, Add 2 rear st	$6,175
6	FINISHING		
7	CHASSIS	2022 Ford F550 ILO 2019 Model year on base contract	$4,495
8	OTHER		
		OPEN MARKET OPTIONS TOTAL:	$18,645

SUB-TOTAL FOR UNIT/BODY/CHASSIS: **$161,733**
Delivery to Customer: **$3,300**
TOTAL FOR UNIT/BODY/CHASSIS: **$165,033**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: No later than **420-450** days ARO, FOB Customer Location
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Equipment trades must be received in operational condition (as initial inspection) and DOT compliant at the time of pick-up. Failure to comply with these requirements, may result in customer bill-back repairs.
BUILD LOCATION: Creedmoor, NC

Council Meeting **7.**

Meeting Date: 04/13/2021

Department: Infrastructure- Development Services

Pillars: Excellence in Transportation Systems

Milestones: Improve all modes of transportation with infrastructure in an acceptable condition and well maintained

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AGENDA CAPTION:

Consider Action on a **Resolution Authorizing the City Manager to Execute Easement and Property Acquisition Documents Necessary to Construct Public Improvements Associated with the Airport Parkway and Keller Springs Reconstruction Projects.**

BACKGROUND:

City Council approved a new Master Transportation Plan in November of 2016 that provided a long-term vision for the transportation network for the Town.

On November 5, 2019, Addison voters approved Proposition A that included $12.9 million in General Obligation bonds for the reconstruction of Keller Springs Road from Dallas North Tollway to Addison Road and $9.4 million for the reconstruction of Airport Parkway from Dallas North Tollway to Addison Road.

These projects will incorporate Master Transportation Plan elements which will require the acquisition of parcels of property along the roadways that consist, for the most part, of areas to expand the current right-of-way to accommodate the wider sidewalks, the addition of medians, and buffer areas associated with the projects. The right-of-way acquisition process will begin pending approval of this Resolution.

Jacobs Engineering was selected and approved by Council for the design of the Keller Springs and Airport Parkway projects in December of 2019. Their scope of work included the easement and right-of-way acquisition that would be required as a part of the projects.

The land acquisition process will consist of the following:

- Introduction letters and Property Owners Notification
- Right-of-way surveys
- Appraisals
- Negotiations
- Acceptance
- Execution of Documents

- Condemnation (if necessary)

This process has been followed for recent projects. Staff is requesting that the Council authorize the City Manager to sign the purchase documents for properties where the project will require additional right-of-way.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Property Acquisition for Airport Parkway and Keller Springs Road Projects

Typical Street Sections

TOWN OF ADDISON, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH INSTRUMENTS ON BEHALF OF THE CITY AS MAY BE NECESSARY FOR THE CITY TO ACQUIRE AN INTEREST IN CERTAIN REAL PROPERTY FOR THE PUBLIC USE FOR IMPROVEMENTS TO KELLER SPRINGS ROAD AND AIRPORT PARKWAY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") desires to improve Keller Springs Road and Airport Parkway from the Dallas North Tollway to Addison Road by, among other things, causing the reconstruction of the roadway including the installation of utilities, enhancing the streetscape, and making the public sidewalks more pedestrian friendly (the "Project"), and the process to do so has been initiated and is underway; and

WHEREAS, while most of the reconstruction activities will occur within existing right-of-way, a portion of the streetscape enhancements, public sidewalk improvements, and other public improvements will occur outside of the right-of-way and will require the City to obtain from the owner of real property that abuts or lies adjacent to Road the right to use a portion of that property for one or more public uses; and Keller Springs Road or Airport Parkway; and

WHEREAS, the acquisition of any such portions may require, in some instances, the expenditure of public funds, the amount of which may be determined by a written appraisal prepared in accordance with law, and if any such acquisition is mutually agreeable to the property owner and the City, the City Council desire to authorize the City Manager to expend the public funds necessary to complete such acquisition.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. The City Manager is authorized to acquire easements and other real property interests necessary to allow completion of the Project on terms which the City Manager determines, in his discretion, are advantageous to the Town, which agreements may include the payment by the City for the portion acquired and amounts related thereto. The City Manager is hereby authorized to execute, on behalf of the City, such instruments as may be necessary or required to document and to consummate the agreement and to cause the expenditure of City funds for such acquisition and related costs.

Section 2. The above and foregoing recitals are true and correct and are incorporated into and made a part of this Resolution.

Section 3. This Resolution shall take effect from and after its passage and approval.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the _____ day of April 13, 2021.

Joe Chow, Mayor

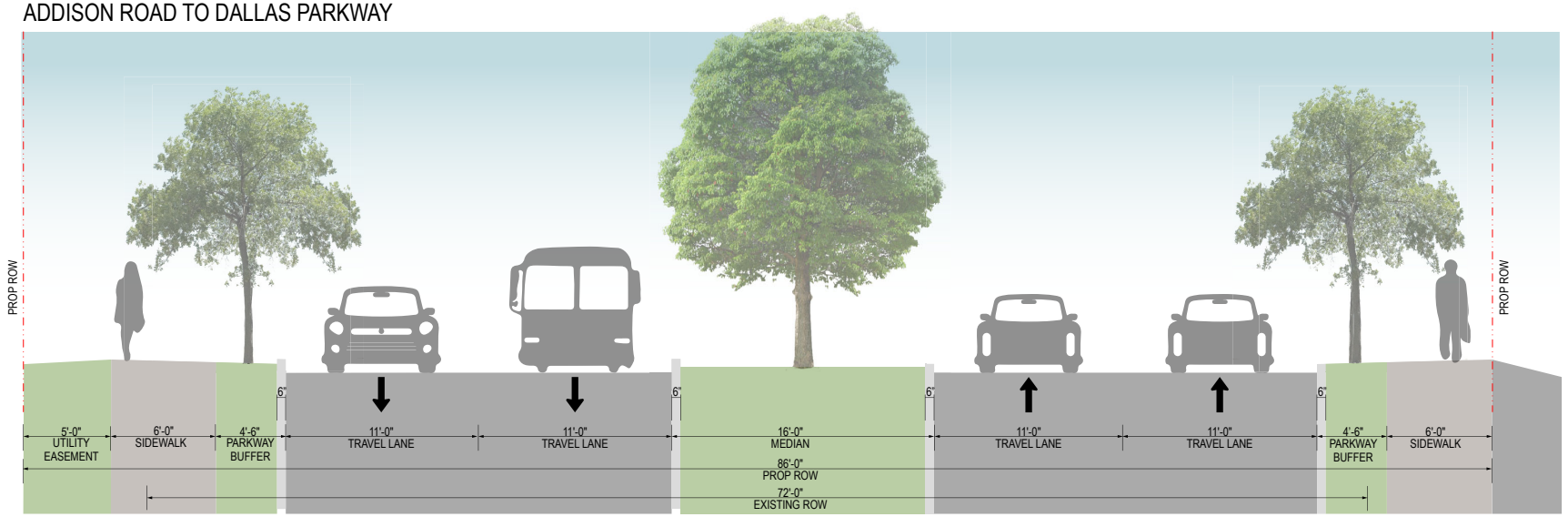
ATTEST:

By:_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

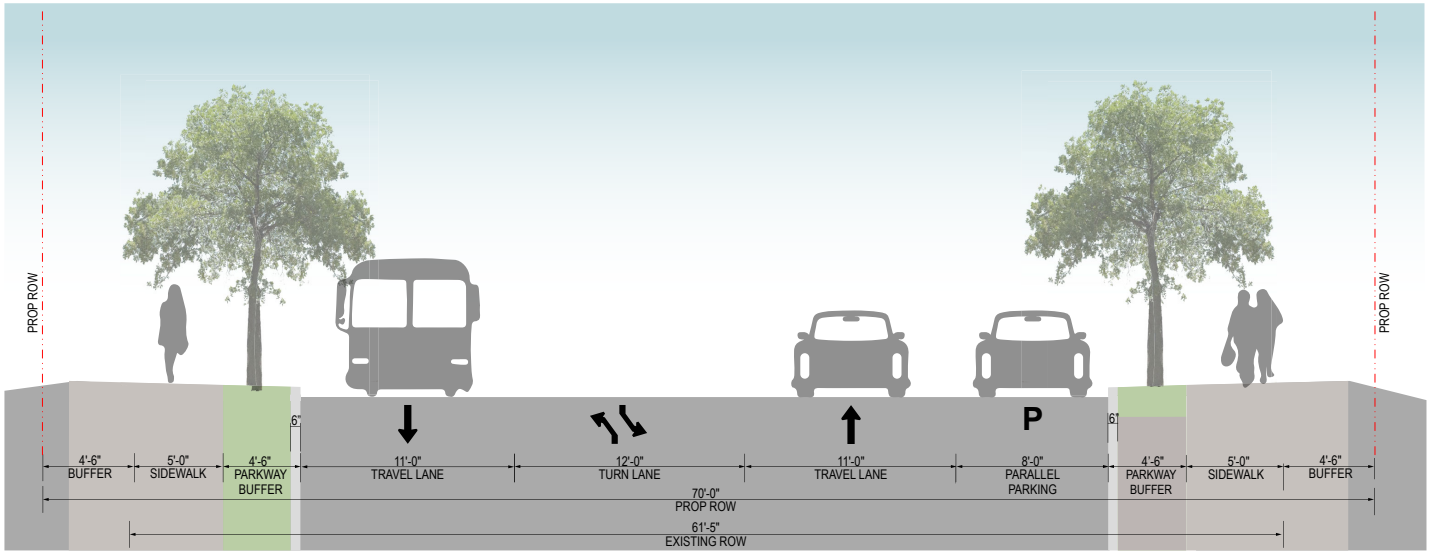
By:_____
City Attorney

PROPOSED KELLER SPRINGS ROAD TYPICAL SECTION
ADDISON ROAD TO DALLAS PARKWAY



AESTHETIC: MASTER THOROUGHFARE PLAN

PROPOSED AIRPORT PARKWAY TYPICAL SECTION
ADDISON ROAD TO DALLAS PARKWAY



AESTHETIC: MASTER THOROUGHFARE PLAN

AESTHETIC: ADDISON CIRCLE

Council Meeting **8.**

Meeting Date: 04/13/2021

Department: Economic Development

Pillars: Entrepreneurship & Business Hub

Milestones: Economic development focus on attracting and retaining entrepreneurship and targeted industry sectors

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AGENDA CAPTION:

Consider Action on a **Resolution Approving an Economic Development Program Grant Agreement with American Trailer World Corp. and Authorizing the City Manager to Execute the Agreement** in an Amount Not to Exceed $76,000.

BACKGROUND:

On December 8, 2020, City Council authorized the City Manager to negotiate an incentive grant agreement with American Trailer World Corp. (ATW) for an amount of $76,000 for the company's global headquarter relocation to Addison.

As part of the agreement, ATW will occupy approximately 26,000 square feet of office space at 14131 Midway Road also known as Greenhill Tower. The company will make an estimated $2.2 million investment in tenant improvements and other office space expenditures. The company will employ at least 60 full time positions with an average annual wage of at least $125,250.

The grant provided by the Town is performance based and will be paid in three installments pending milestones related to space occupancy, number of jobs created, and average wages that must be met by the company as highlighted in the attached agreement. The motion approved on December 8, 2020 approved the incentive, but did not authorize the City Manager to execute the agreement. Authorization is now being requested in the attached resolution to have the City Manager execute the agreement. The funds for the grant have been encumbered in the Economic Development Fund, and the attached agreement has been reviewed and approved by the City Attorney.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Economic Development Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING AN ECONOMIC DEVELOPMENT PROGRAM GRANT AGREEMENT WITH AMERICAN TRAILER WORLD CORP.; FINDING THAT SUCH AGREEMENT AND GRANT CONSTITUTES A PROGRAM TO MAKE GRANTS AND LOANS OF PUBLIC MONEY PURSUANT TO SECTION 380.001 OF THE TEXAS LOCAL GOVERNMENT CODE TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND COMMERCIAL ACTIVITY WITHIN THE TOWN; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") is a home rule city operating under and pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the City Council of the Town of Addison is authorized and empowered pursuant to Section 380.001 of the Texas Local Government Code to establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the City, to promote state or local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, Addison has established a program under and pursuant to Section 380.001 of the Texas Local Government Code for making a grant of public money, and such program is established to promote economic development within the City and to stimulate business and commercial activity in the City; and

WHEREAS, the City Council has determined and hereby determines that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, and will promote local economic development and stimulate business and commercial activity in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. The Economic Development Program Grant Agreement between the Town of Addison and American Trailer World Corp., attached hereto as **Exhibit A** and incorporated herein, is hereby approved. The City Manager is authorized and empowered to execute the said Agreement on behalf of the City and to take all steps necessary to carry out the terms thereof.

SECTION 3. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13th*** day of ***APRIL 2021.***

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

EXHIBIT A

ECONOMIC DEVELOPMENT PROGRAM GRANT AGREEMENT

This Economic Development Program Grant Agreement ("Agreement") is made and entered into by and between American Trailer World Corp., a Delaware corporation ("ATW" or "Company"), and the Town of Addison, Texas ("Addison" or the "City"), a Texas home rule municipality, for the purposes and consideration stated below (ATW and the City are sometimes referred to herein together as the "Parties" and individually as a "Party").

WHEREAS, ATW manufactures and sells, among other things, professional grade trailers and truck beds and consumer grade trailers, as well as enclosed trailers; and

WHEREAS, ATW desires to relocate its administrative headquarters to Addison in approximately 26,000 square feet of space at 14131 Midway Road (the "Premises"); and

WHEREAS, ATW intends to spend an estimated $2,200,000.00 in tenant improvements and other office space expenditures within the Premises; and

WHEREAS, during the term of this Agreement and as set forth herein, ATW intends to and will use the Premises as its administrative headquarters location ("Headquarters"); and

WHEREAS, ATW anticipates that, from and after the date of occupation of the Premises, and at all times thereafter relevant to, this Agreement, it will employ at least 60 full time equivalent employment positions with an average annual wage of $125,250.00 whose home base for work is the Premises; and

WHEREAS, in connection with its lease and occupancy of the Premises, ATW has asked the City to provide an economic development grant that will help it defray a portion of the costs it will incur in commencing the improvement and occupancy of Premises; and

WHEREAS, the City is authorized by Section 380.001, Tex. Loc. Gov. Code, to establish and provide for the administration of programs for making loans and grants of public money to promote state or local economic development and to stimulate business and commercial activity in the City, and this Agreement constitutes such a program for promoting and retaining economic development within the City; and

WHEREAS, the City has determined that making an economic development grant to ATW in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, and will promote local economic development and stimulate business and commercial activity within the City.

NOW, THEREFORE, for and in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the City and ATW do hereby agree as follows:

Section 1. Findings. The findings set forth above are incorporated as if fully set forth herein.

Section 2. Term.

This Agreement shall be effective as of the last date of execution hereof as evidenced by the date next to each signature to this Agreement (the "Effective Date") and will continue in effect from the Effective Date through the date that represents the fifth anniversary of the date ATW obtains a final certificate of occupancy for the Premises; subject, however, to the earlier termination of this Agreement in accordance with the terms of this Agreement (the "Term").

Section 3. Program Grant.

Subject to ATW's satisfaction of and compliance with all of the terms and conditions of this Agreement, including without limitation the requirements set forth in Section 4 below, the City agrees to pay to ATW a Program Grant in the maximum amount of Seventy-Six Thousand and NO/100 Dollars ($76,000.00) to be paid in three installments as provided in Section 4 below.

The Grant payments made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall the City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Consequently, notwithstanding any other provision of this Agreement, the City shall have no obligation or liability to pay any Grant unless the City appropriates funds to make such payment during the budget year in which the Grant is payable; provided that during the Term of this Agreement the City agrees that it will take such steps as are within its power to appropriate funds each year estimated to equal the amount of Grants to be paid the Company for the ensuing fiscal year. Further, the City shall not be obligated to pay any commercial bank, lender or similar institution for any loan or credit agreement made by the Company. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

Section 4. Conditions to Grant Payments.

The City's obligation to make the Grant payments shall be conditioned upon ATW's compliance with and satisfaction of all of the terms and conditions of this Agreement, including without limitation, each of the conditions set forth below:

(a) First Grant Payment: The First Grant Payment of Twenty-five Thousand, Three Hundred Thirty-Three and 33/100 Dollars ($25,333.33) shall be paid by the City to ATW within 30 days after the submission of a request for payment and the delivery to the City of all of the following to the reasonable satisfaction of the City:

1. An executed copy of the lease by ATW for the approximately twenty-six thousand (26,000) square feet of space at the Premises; and
2. A copy of a certificate of occupancy issued by the Town of Addison for the Premises; and

3. An executed affidavit in a form reasonably approved by the City attesting that the Company is occupying the Premises and has made a capital investment (including furniture, fixtures, and equipment) of a minimum of Two Million, Two Hundred Thousand and NO/100s Dollars ($2,200,000.00) on and/or within the Premises; and

4. A copy of an official employee report submitted to the Texas Workforce Commission demonstrating that the Company currently employs 60 employees with an average annual wage of $125,000 whose home base for work is the Premises.

(b) Second Grant Payment: The Second Grant Payment of Twenty-Five Thousand, Three Hundred, Thirty-Three and 33/100 Dollars ($25,333.33) shall be paid by the City to ATW within 30 days after the submission of a request for payment and the delivery to the City of all of the following to the reasonable satisfaction of the City:

1. An executive affidavit in a form reasonably approved by the City attesting that the Company has occupied the Premises for at least twelve (12) consecutive months; and

2. A copy of an official employee report submitted to the Texas Workforce Commission demonstrating that the Company currently employs 60 employees with an average annual wage of $125,000 whose home base for work is the Premises.

(c) Third Grant Payment: The Third Grant Payment of Twenty-Five Thousand, Three Hundred, Thirty-Three and 33/100 Dollars ($25,333.33) shall be paid by the City to ATW within 30 days after the submission of a request for payment and the delivery to the City of all of the following to the reasonable satisfaction of the City:

1. An executive affidavit in a form reasonably approved by the City attesting that the Company has occupied the Premises for at least twenty-four (24) consecutive months; and

2. A copy of an official employee report submitted to the Texas Workforce Commission demonstrating that the Company currently employs 60 employees with an average annual wage of $125,000 whose home base for work is the Premises.

Notwithstanding anything contained herein to the contrary or any other provision of this Agreement, the Program Grant payment (and/or any portions thereof) shall not be due and payable, and this Agreement may be terminated by the City (that is, without any opportunity for cure by ATW), if ATW fails to timely comply with and satisfy to the City's reasonable satisfaction any of the conditions to each of the Program Grant payments (and/or any portions thereof) as set forth in this Section 4, above. The City's fiscal year begins October 1st and ends September 30th.

Therefore, the Company shall submit written requests for economic development grant payments accrued during that time not later than August 31st of each year. In any year, if the Company fails to request the Program Grant payments as set forth above, the City shall have no obligation to make such payment to the Company and the Company will have forever forfeited the right to receive such payment.

Section 5. Default.

(a) **Event of Default by the Company.** If, during the Term of this Agreement the Company breaches any of the terms or conditions of this Agreement or fails to maintain any conditions of the Grant payments, then the Company shall be in default ("Event of Default"). In the event the Company defaults in its performance, then the City shall give the Company written notice of such default, and if the Company has not cured any default within sixty (60) days of said written notice (provided that if such default cannot reasonably be cured in 60 days, then the Company shall have a reasonable time to cure such default so long as it has commenced to cure within such 60 days and is diligently pursuing the cure of the same), this Agreement may be terminated by the City. In the event of default by the Company and the continuation of such default for sixty (60) days (provided that if such default cannot reasonably be cured in 60 days, then the Company shall have a reasonable time to cure such default so long as it has commenced to cure within such 60 days and is diligently pursuing the cure of the same) after the written notice set forth above, the City shall solely have the following remedy:

(i) to nullify Section 3 of this Agreement and immediately seek reimbursement of any and all Grant Payments paid to the Company.

(b) **Event of Default by the City**. Upon the occurrence of default by the City, the Company shall give written notice of such default, and if City has not cured the default within thirty (30) days within said written notice (provided that if such default cannot reasonably be cured in 60 days, then the City shall have a reasonable time to cure such default so long as it has commenced to cure within such 60 days and is diligently pursuing the cure of the same), this Agreement may be terminated by the Company and the Company shall have the right to seek specific performance of this Agreement as its sole and exclusive remedy (with any termination of this Agreement not terminating the City's obligations for which the Company seeks specific performance).

Section 6. Termination; Reimbursement.

This Agreement shall terminate without notice or demand upon the occurrence of any one of the following:

(a) the execution by both Parties of a written agreement terminating this Agreement; or

(b) as otherwise provided for in this Agreement, including as set forth in Section 5, above; or

(c) the expiration of the Term; or

(d) at the option of either party (the "non-breaching party") in the event the other party (the "breaching party") breaches or fails to comply with any term, condition, or provision of this Agreement and such breach or failure is not cured or remedied to the reasonable satisfaction of the non-breaching party within sixty (60) days after written notice thereof (provided that if such default cannot reasonably be cured in 60 days, then such party shall have a reasonable time to cure such default so long as it has commenced to cure within such 60 days and is diligently pursuing the cure of the same), from the non-breaching party to the breaching party;

(e) if ATW suffers an Event of Bankruptcy or Insolvency which is not dismissed within 90 days; or

(f) at the City's option, if any taxes or fees, owed by ATW to the City or the State of Texas shall become delinquent after all notice and cure periods provided above (provided, however, that ATW retains the right to timely and properly protest and contest any such taxes or fees, and the City's right to terminate this Agreement shall be suspended during such protest and contest period).

If this Agreement is terminated pursuant to subsection (d), subsection (e), or subsection (f) of this Section, ATW shall promptly (but in any event within thirty (30) days of the date of termination) reimburse and repay to the City a sum equal amount of Grant payment made by the City up to the date of termination.

Section 7. Representations by the City.

The City represents that the City is a home rule Texas municipal corporation and it has the power to enter into this Agreement and to carry out its obligations hereunder. However, notwithstanding any other provision of this Agreement, it is understood and expressly agreed by ATW that the City does not warrant or guarantee that the Program Grant payment (and any part thereof) as described herein will be upheld as valid, lawful, enforceable or constitutional in the event the statutory or other authority for the same or the City's use thereof is challenged by court action or other action or proceeding (including any action or proceeding involving the Texas Attorney General). In the event such court or other action or proceeding related to the legality of this Agreement and the providing of the Program Grant (or any part thereof) is instituted, the Parties shall defend or respond to such action or proceeding at their respective expense. Should such litigation, action or other proceeding result in a determination that this Agreement or the payment of the Program Grant (or any part thereof) was or is prohibited under federal, state or local law (including any constitutional or charter provision), rule or regulation, and so result in the loss of the Program Grant as provided herein, ATW shall have no recourse against the City or any

of its officials, officers, employees, agents, or volunteers, past or present, and ATW shall promptly repay to the City the Program Grant payment previously made to ATW by the City.

Section 8. Representations and Warranties by ATW

ATW represents and warrants, as of the date hereof that:

(a) ATW is a corporation organized and validly existing under the laws of the State of Delaware and is qualified to do business in the State of Texas, has the legal capacity and the authority to enter into and perform its obligations under this Agreement, and the same shall be true and accurate at all times in connection with this Agreement;

(b) The execution and delivery of this Agreement and the performance and observance of its terms, conditions and obligations have been duly and validly authorized by all necessary action on its part to make this Agreement, and this Agreement is not in contravention of ATW's articles of formation or regulations, or any agreement or instrument to which ATW is a party or by which it may be bound as of the date hereof;

(c) ATW has the necessary legal ability to perform its obligations under this Agreement;

(d) No litigation or governmental proceeding is pending, against ATW which may result in a material adverse change in ATW's business, properties or operations sufficient to jeopardize ATW as a going concern; and

(e) This Agreement constitutes a valid and binding obligation of ATW, enforceable according to its terms, except to the extent limited by bankruptcy, insolvency and other laws of general application affecting creditors' rights and by equitable principles, whether considered at law or in equity.

Section 9. Entire Agreement; Changes and Amendments.

This Agreement represents the entire and integrated agreement between the City and ATW with regard to the matters set forth herein and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by authorized representatives of each of the City and ATW.

Section 10. Successors and Assigns; No Third Party Beneficiaries.

ATW shall not, and has no authority to, assign, sell, pledge, transfer, encumber, or otherwise convey (any of the foregoing, and the occurrence of any of the foregoing, a "Conveyance") in any manner or form whatsoever (including by operation of law, by merger, or otherwise) all or part of its rights and obligations hereunder without the prior written approval of the City, which may be withheld in the City's sole discretion. Any Conveyance of any kind or by any method without the

City's prior written consent shall be null and void. Notwithstanding anything to the contrary, a merger or sale of substantially all of ATW's assets to an entity who continues to operate at the Headquarters in compliance with this Agreement is permitted and shall not require the City's consent; however, ATW shall give prompt notice of any such occurrence.

Any Conveyance approved by the City shall be expressly subject to all of the terms, conditions and provisions of this Agreement. In the event of any such Conveyance approved by the City, ATW shall obtain a written agreement (the "Assumption Agreement") from each such assignee, transferee, buyer, pledgee, or other person or entity to whom this Agreement is otherwise conveyed whereby each such assignee, transferee, buyer, pledgee, or other person or entity to whom this Agreement is otherwise conveyed agrees to be bound by the terms and provisions of this Agreement.

This Agreement shall be binding on and inure to the benefit of the Parties, their respective permitted successors and permitted assigns. This Agreement and all of its provisions are solely for the benefit of the Parties hereto and do not and are not intended to create or grant any rights, contractual or otherwise, to any third person or entity.

Section 11. Notice.

Any notice, statement and/or report required or permitted to be given or delivered shall be in writing and shall be deemed to have been properly given for all purposes (i) if sent by a nationally recognized overnight carrier for next business day delivery, on the first business day following deposit of such notice with such carrier unless such carrier confirms such notice was not delivered, then on the day such carrier actually delivers such notice, or (ii) if personally delivered, on the actual date of delivery, or (iii) if sent by certified U.S. Mail, return receipt requested postage prepaid, on the third business day following the date of mailing. Addresses for any such notice, statement and/or report hereunder are as follows:

To the City:

Town of Addison, Texas
5300 Belt Line Road
Dallas, Texas 75254
Attention: City Manager

To American Trailer World Corp:

ATW
14131 Midway Road
Addison, Texas 75001
Attention: Pramod Raju, EVP and CFO

And to:
ATW Legal Department
950 I-30 East
Mt. Pleasant, Texas 75455

Section 12. Applicable Law; Venue.

This Agreement is subject to the provisions of the Charter and ordinances of the City, as amended or modified. This Agreement shall be construed under, governed by and is subject to the laws (including the constitution) of the State of Texas, without regard to choice of law rules, and all obligations of ATW and the City created by this Agreement are performable in Dallas County, Texas. Venue for any suit, action or proceeding under this Agreement shall lie exclusively in Dallas County, Texas. Each party hereby submits to the exclusive jurisdiction of the courts in Dallas County, Texas for purposes of any such suit, action, or proceeding hereunder. Each party waives any claim that any such suit, action, or legal proceeding has been brought in an inconvenient forum or that the venue of that proceeding is improper.

Section 13. Legal Construction/Partial Invalidity of Agreement.

The terms, conditions and provisions of this Agreement are severable, and in case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

Section 14. Miscellaneous.

(a) The Recitals to this Agreement are incorporated into this Agreement and made a part hereof for all purposes.

(b) Pursuant to Texas Government Code, Chapter 2264 (entitled "Restrictions on Use of Certain Public Subsidies"), ATW certifies that neither ATW, nor any branch, division, or department of ATW, knowingly employs, or will knowingly employ, an undocumented worker (as the term "undocumented worker" is defined in Section 2264.001 of the said Chapter 2264, Tex. Gov. Code) in connection with the Premises, the Services provided by ATW at the Premises, or this Agreement. ATW agrees that if, during the term of this agreement and after it receives any payment or funds from the City pursuant to this Agreement, ATW, or a branch, division, or department of ATW, is convicted of a violation under 8 U.S.C. Section 1324a(f), ATW shall repay the amount of all Grant funds paid by the City to ATW not later than the 120th day after the date the City notifies ATW of the violation.

(c) Notwithstanding any other provision of this Agreement, nothing in this Agreement shall or may be deemed to be, or shall or may be construed to be, a waiver or relinquishment of any immunity, defense, or tort limitation to which the City, its officials, officers, employees, representatives, and agents are or may be entitled, including, without limitation, any waiver of immunity to suit.

(d) Except as set forth in or otherwise limited by this Agreement, the remedies and rights set forth in this Agreement: (a) are and shall be in addition to any and all other remedies and rights either party may have at law, in equity, or otherwise, (b) shall be cumulative, and (c) may be pursued successively or concurrently as either party may elect. The exercise of any remedy or right by either party shall not be deemed an election of remedies or rights or preclude that party from exercising any other remedies or rights in the future. All waivers must be in writing and signed by the waiving party, and the City's waiver of any right, or of ATW's breach, on one or more occasions will not be deemed a waiver on any other occasion. The City's failure to enforce or pursue any of its rights under or any provision of this Agreement shall not be or constitute a waiver of its rights or provision and shall not prevent the City from enforcing or pursuing that right or provision or any other right under or provision of this Agreement in the future. No custom or practice arising during the administration of this Agreement will waive, or diminish, the City's rights hereunder or to diminish the City's right to insist upon strict compliance by ATW with this Agreement.

(e) This Agreement is not confidential information and may be disclosed to the public.

(f) Any of the representations, covenants, and obligations of the Parties hereto, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

(g) It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

(h) The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

(i) The City agrees that with respect to this Agreement, no liability shall arise in favor of the City against any officer, director, member, agent or employee of ATW, but the City shall look solely to the assets of ATW for satisfaction of ATW's duties, obligations and liabilities arising under or in connection with the Agreement.

(SIGNATURES ON NEXT PAGES)

EXECUTED this ____ day of _____, 2021.

TOWN OF ADDISON

_____
Wesley Pierson, City Manager

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of _____ 2021, by Wesley S. Pierson, City Manager of the Town of Addison, Texas, on behalf of the Town.

_____
Notary Public, State of Texas

[SEAL]

EXECUTED this 8th day of April, 2021.

American Trailer World Corp., a Delaware corporation

By: _____

Name Printed: Pramod Rajy

Title: CFO

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8th day of APRIL 2021, by PRAMOD RAJY CFO of American Trailer World Corp. on behalf of the corporation.

CD SUMMITT
NOTARY PUBLIC - STATE OF TEXAS
ID# 7862262
COMM. EXP. 03-18-2023

_____
Notary Public, State of Texas

[SEAL]

Council Meeting **9.**

Meeting Date: 04/13/2021

Department: Parks & Recreation

Pillars: Gold Standard in Customer Service

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Establishing Minimum Standards of Care for Youth Recreation Programs Conducted by the Town for Elementary Age Children Ages 5 Through 13; Providing for Compliance with Section 42.041(b)(14) of the Texas Human Resources Code.**

BACKGROUND:

Annual adoption of the Standards of Care by ordinance after a public hearing is required per Section 42.041(b)(14) of the Texas Human Resources Code, for the establishment of minimum standards required by the State of Texas for Youth Recreation Programs conducted by the Town.

Council approval is requested of an ordinance to adopt the Standards of Care for all youth programs for children ages 5 through 13 including, but not limited to, the Summer Camp Program and the Spring Break Program at the Addison Athletic Club. The Standards of Care attached as Exhibit A, covers guidelines for operating youth programs by the Town of Addison Parks and Recreation Department.

The document provides minimum standards for operating youth programs which include guidelines for hiring of program staff, enrollment guidelines, discipline, health, safety, and more. The document also addresses programing and providing activities that promote emotional, social, and mental growth. The Addison Athletic Club not only complies with the minimum standards required in the ordinance, but exceeds some of the established standards. Some examples include:

- Cleaning and sanitation.
- Video monitoring throughout the facility and in all child care areas.
- Day camp restroom policy which requires campers to use the single use child care restroom or upstairs single use restrooms. This prevents campers from utilizing the locker rooms. This policy also requires campers changing into swim suits to use the outdoor pool restrooms prior to the outdoor pool being open to the general public.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - Standard of Care

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS ESTABLISHING STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS CONDUCTED BY THE CITY FOR ELEMENTARY AGE CHILDREN AGES 5 THROUGH 13; PROVIDING FOR COMPLIANCE WITH STATE LAW; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") is a home rule municipal corporation pursuant to article 11, section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the City operates recreation programs for children, including elementary age children (ages 5 through 13); and

WHEREAS, Section 42.041 of the Texas Human Resources Code provides that no person may operate a child-care facility or a child-placing agency without a license issued by the Texas Department of Family and Protective Services, but provides an exception from that requirement in Section 42.041(b)(14) of the said Code for an elementary-age (ages 5 through 13) recreation program operated by a municipality, provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs; and

WHEREAS, the City Council held a public hearing on April 13, 2021 regarding standards of care for its recreation program for elementary age children (ages 5 through 13) and thereafter passed and approved Ordinance No. _____ that adopted such standards of care; and

WHEREAS, in accordance with Section 42.041(b)(14) of the Human Resources Code, on April 13, 2021 the City Council conducted an annual public hearing regarding the adoption of standards of care for its recreation programs for elementary age children (ages 5 through 13) as set forth herein and following such public hearing the City Council desires by this Ordinance to adopt such standards of care.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The findings set forth above are incorporated herein as if set forth verbatim.

SECTION 2. The standards of care set forth in Exhibit A attached hereto and made a part of this Ordinance for all purposes (the "Standards of Care") are hereby adopted as the standards of care for all elementary age (ages 5 through 13) recreation programs

operated by the Town of Addison, Texas ("City") (collectively "Programs" and each a "Program"), including, without limitation, any summer camp program or any spring break program.

SECTION 3. All Programs are to be operated by the City's Department of Parks and Recreation ("Department"). The Director of the Department, or the Director's designee, (individually or collectively, the "Director"), shall administer the Programs in accordance with the Standards of Care. The Director may adopt rules in writing relating to the operation of Programs, which rules may be more restrictive than the Standards of Care. The Programs shall be operated in accordance with the Standards of Care (or, in the event the Director adopts rules that are more restrictive than the Standards of Care, in accordance with such rules).

SECTION 4. The Director shall provide the Standards of Care to the parents of each Program participant (and, in the event the Director adopts rules that are more restrictive than the Standards of Care, shall provide such rules to the parents of each Program participant). Further, the Director, or the Director's designee, shall inform the parents of each Program participant that the Program is not licensed by the State of Texas.

SECTION 5. The Program shall not be advertised as a child-care facility.

SECTION 6. The Director is authorized to take any and all steps, if any, as may be necessary to confirm the Program's exemption from State law as set forth in Section 42.041 of the Texas Human Resources Code.

SECTION 7. The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 8. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 9. The provisions of this Ordinance are severable, and if any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, entity, situation or circumstance is for any reason adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, entity, situation or circumstance, and the City Council declares that it would have adopted the valid portions of this Ordinance adopted herein without the invalid or unconstitutional parts and to this end the provisions of this Ordinance adopted herein shall remain in full force and effect.

SECTION 10. This Ordinance shall take effect upon its passage and approval.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 13th day of April, 2021.

Joe Chow, Mayor

ATTEST:

By:_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

By:_____
Brenda N. McDonald, City Attorney

EXHIBIT A
TO ORDINANCE NO. _____

STANDARDS OF CARE
FOR ELEMENTARY AGE (5 – 13) RECREATION PROGRAMS

The following Standards of Care are adopted in compliance with Section 42.041(b)(14) of the Texas Human Resources Code. The Standards of Care herein set forth are intended to be minimum standards applicable to all elementary age (ages 5 through 13) recreation Programs operated by the Town of Addison Recreation Department, including, without limitation, any summer camp program and any spring break program. The Programs are not licensed by the State of Texas, and shall not be advertised as a child-care facility.

GENERAL ADMINISTRATION

1. Organization.

   A. The governing body of the Youth Programs is the City Council of the Town of Addison, Texas.

   B. Implementation of the Youth Programs Standards of Care is the responsibility of the Parks and Recreation Department Director or his or her designee and Department employees.

   C. These Standards of Care will apply to all Programs, including, without limitation, the Summer Camp Program and Spring Break Program.

   D. Each Program Site will have available for public and staff review a current copy of the Standards of Care.

   E. Parents of participants will be provided a current copy of the Standards of Care during the registration process for a Program. Further, a copy of the Standards of Care shall be placed online on the City's primary website.

   F. Criminal background checks will be conducted on prospective Program employees. If results of a criminal background check indicate that a prospective Program employee has been arrested, charged with, or convicted of any of the following offenses, the prospective Program employee will not be considered for employment:

      (1) a felony or a misdemeanor classified as an offense against a person or family member;

      (2) a felony or misdemeanor classified as public indecency;

      (3) any offense for which a person is required to register as a sex offender under Chapter 62, Texas Code of Criminal Procedure;

(4) a felony or misdemeanor violation of any law intended to control the possession or distribution of any controlled substance;

(5) any offense involving moral turpitude;

(6) any offense that would, in the Director's sole opinion, potentially put youth participants or the City at risk.

2. Definitions. For purposes of these Standards of Care, the following words shall have the respective meanings ascribed to them:

A. *City* means the Town of Addison, Texas.

B. *City Council* means the City Council of the City.

C. *Department* means the Parks and Recreation Department of the City.

D. *Director* means the Parks and Recreation Department Director of the City or his or her designee.

E. *Employee(s)* means people who have been hired to work for the Town of Addison and have been assigned responsibility for managing, administering, or implementing some portion of a Program.

F. *Parent(s)* means one or both parent(s) or adults who have legal custody and authority to enroll their child(ren) in a Program.

G. *Participant* means a youth whose parent(s) have completed all required registration procedures and determined to be eligible for a Program.

H. *Programs* means all (and *Program* means any of the) elementary age (ages 5 through 13) recreation programs operated by the Department, including, without limitation, the City Summer Camp Program (*Summer Camp Program*) and the City Spring Break Camp Program (*Spring Break Program*).

I. *Program Coordinator or Coordinator* means a full-time Department employee who is a recreation coordinator and has been assigned administrative responsibility for the Programs.

J. *Program Manual* means a notebook of policies, procedures, required forms, and organizational and programming information relevant to each Program.

K. *Program Site* means area and facilities where a Program is held, consisting of the Addison Athletic Club, 3900 Beltway Drive, Addison, Texas 75001.

L. *Program Summer Camp Counselor* or *Counselor* means a Department part-time or seasonal employee who has been assigned responsibility by the

Assistant Director of Recreation to implement the City's Summer Camp Program.

M. *Assistant Director of Recreation* means a full-time Department employee and who oversees the Program Coordinator and the operation of all Programs.

3. Inspections/Monitoring/Enforcement.

A. A written inspection report will be prepared by the Program Coordinator each month to confirm the Standards of Care are being adhered to.

(1) Each monthly inspection report will be sent by the Program Coordinator to the Assistant Director of Parks and Recreation for review and kept on record in accordance with the City's records retention policy.

(2) The Assistant Director of Parks and Recreation will review the report and establish deadlines and criteria for compliance with the Standards of Care where failure to comply is determined.

B. The Assistant Director of Parks and Recreation will make visual inspections of the Programs based on the following schedule:

(1) The Summer Camp Program will be inspected a minimum of two times during the Summer Camp Program's schedule.

(2) The Spring Break Camp Program will be inspected at least once during the Spring Break Camp Program schedule.

(3) Each other Program will be inspected at least once each week during the schedule for the Program.

C. Complaints regarding enforcement of the Standards of Care will be directed to the Coordinator. The Coordinator will be responsible to take the necessary steps to address any complaints and to resolve the problem(s), if any. Complaints regarding enforcement of the Standards of Care and their resolution will be recorded in writing by the Coordinator. All complaints regarding enforcement of the Standards of Care where a deficiency is determined will be forwarded to the Assistant Director of Parks and Recreation, with the complaint and the resolution noted.

4. Enrollment. Before a child can be enrolled in a Program, the parents must sign registration forms that contain the following information about the child:

A. name, address, home telephone number;

B. name and address of parent(s) and telephone number(s) during Program hours;

C. the names and telephone numbers of people to whom the child can be released;

D. a statement of the child's physical health, including a physician's signed statement and current immunization (shot) records, detailing any special problems or needs of the child;

E. proof of residency within the City when appropriate; and

F. a fully executed liability waiver and release.

5. Suspected Abuse.

Program employees will report suspected child abuse or neglect in accordance with the Texas Family Code. In the case where an employee is involved in an incident with a child that could be construed as child abuse, the incident must be reported immediately to the Assistant Director of Parks and Recreation. The Assistant Director of Parks and Recreation will then immediately notify the Director, the City Police Department, and any other agency as may be appropriate.

Texas state law requires the employees of the Programs to report any suspected abuse or neglect of a child to the Texas Department of Protective and Regulatory Services or a law enforcement agency. Failure to report suspected abuse is punishable by fines up to $1,000 and/or confinement up to 180 days. Confidential reports may be made by calling 1-800-252-5400.

STAFFING - RESPONSIBILITIES AND TRAINING

1. Program Coordinator Qualifications.

A. The Coordinator will be a full-time, professional employee of the Department.

B. The Coordinator must be at least 21 years old

C. The Coordinator must have received a bachelor's degree from an accredited college or university. Acceptable degrees include:

(1) Recreation Administration or General Recreation;

(2) Physical Education; and

(3) Any other comparable degree plan or experience that would lend itself to working in a public recreation environment.

D. The Coordinator must have at least two years experience planning and implementing recreational activities.

E. The Coordinator must pass a background investigation, including, including testing for alcohol and illegal and unauthorized drugs.

F. The Coordinator must have successfully completed a course in first aid and cardio pulmonary resuscitation (CPR) based on either American Heart Association or American Red Cross standards.

2. Coordinator's Responsibilities.

A. The Coordinator is responsible to administer the Programs' daily operations in compliance with the adopted Standards of Care.

B. The Coordinator is responsible to recommend for hire, supervise, and evaluate Program seasonal employees.

C. The Coordinator is responsible to plan, implement, and evaluate Programs.

3. Program Summer Camp Counselor Qualifications.

A. Counselors will be part-time or seasonal employees of the Department.

B. Counselors working with children must be age 18 or older.

C. Counselors must be able to consistently exhibit competency, good judgment, and self-control when working with children.

D. Counselors must relate to children with courtesy, respect, tolerance, and patience.

E. Counselors must have successfully completed a course in first aid and CPR based on either American Heart Association or American Red Cross standards.

F. Counselors must pass a background investigation, including testing for alcohol and illegal and unauthorized drugs.

4. Counselor Responsibilities.

A. Counselors will be responsible to provide Program participants with an environment in which they can feel safe, can enjoy wholesome recreation activities, and can participate in appropriate social opportunities with their peers.

B. Counselors will be responsible to know and follow all City, Department, and Program standards, policies, and procedures that apply to the Program.

C. Counselors must ensure that Program participants are released only to a parent or an adult designated by the parent. The Program Site will have a copy of the approved plan to verify the identity of a person authorized to pick up a Program participant if that person is not known to the Counselor.

5. Training/Orientation.

A. The Department is responsible for providing training and orientation to Program employees working with children and for specific job responsibilities. The Coordinator will provide each Counselor with a Program manual specific to the applicable Program.

B. Program employees must be familiar with the Standards of Care for Program operation as adopted by the City Council.

C. Program employees must be familiar with the Program's policies, including discipline, guidance, and release of Program participants as outlined in the Program Manual.

D. Program employees will be trained in appropriate procedures to handle emergencies.

E. Program employees will be trained in areas including City, Department, and Program policies and procedures, provision of recreation activities, safety issues, and organization goals.

F. Program employees will be required to sign an acknowledgement that they received the required training.

OPERATIONS

1. Staff-Participant Ratio.

A. The standard ratio of Program participants to employees will be 15 to 1. In the event an employee assigned to a Program is unable to report to the Program Site, a replacement will be assigned.

B. Each participant shall have a Program employee who is responsible for the participant and who is aware of the participant's habits, interests, and any special problems as identified by the participant's parent(s) during the registration process.

2. Discipline.

A. Program employees will implement discipline and guidance in a consistent manner based on the best interests of Program participants.

B. There must be no cruel, harsh or corporal punishment or treatment used as a method of discipline.

C. Program employees may use brief, supervised separation from the group if necessary.

D. As necessary, Program employees will initiate discipline reports to the parent(s) of participants. Parents will be asked to sign discipline reports to indicate they have been advised about specific problems or incidents.

E. A sufficient number and/or severe nature of discipline reports as detailed in the Program Manual may result in a participant being suspended or removed from the Program or all Programs.

F. In instances where there is a danger to participants or employees, offending participants will be removed from the Program Site as soon as possible.

3. Programming.

A. Program employees will attempt to provide activities for each Program group according to the participants' ages, interests, and abilities. The activities must be appropriate to participants' health, safety, and well-being. The activities also must be flexible and promote the participants' emotional, social, and mental growth.

B. Program employees will attempt to provide indoor and outdoor time periods that include:

(1) alternating active and passive activities;

(2) opportunity for individual and group activities, and

(3) outdoor time each day weather permits.

C. Program employees will be attentive and considerate of participants' safety on field trips and during any transportation provided by the Program.

(1) During trips, Program employees supervising participants must have immediate access to emergency medical forms and emergency contact information for each participant.

(2) Program employees must have a written list of the participants in the Program group and must check the roll frequently.

(3) Program employees must have first aid supplies and a guide to first aid and emergency care available on field trips.

4. Communication.

A. The Program Site will have a cell phone to allow the Program employees to be contacted by Department recreation employees and vice versa.

B. The Coordinator will post the following telephone numbers adjacent to a telephone accessible to all Program employees:

(1) City ambulance or emergency medical services;

(2) City Police Department

(3) City Fire Department

(4) The Addison Athletic Club front desk; and

(5) Numbers at which parents may be reached.

5. Transportation.

A. Before a participant may be transported to and from City-sponsored activities, a transportation form, completed by the parent of the participant, must be filed with the Coordinator.

B. First aid supplies and a first aid and emergency care guide will be available in all Program vehicles that transport children.

C. Program employees will carry a cell phone at all times.

FACILITY STANDARDS

1. Safety.

A. Program employees will inspect Program Sites daily to detect sanitation and safety concerns that might affect the health and safety of the participants.

B. Buildings, grounds, and equipment on the Program Site will be inspected, cleaned, repaired, and maintained to protect the health of the participants.

C. Program equipment and supplies must be safe for the participants' use.

D. Program employees must have first aid supplies readily available at the Program Site, during transportation to an off-site activity, and for the duration of any off-site activity.

2. Fire.

A. In case of fire, danger of fire, explosion, or other emergency, Program

employees' first priority is to evacuate the participants to a designated safe area.

B. The Program Site will have an annual fire inspection by the local Fire Marshal, and the resulting report will detail any safety concerns observed. The report will be forwarded to the Assistant Director of Recreation who will review and establish deadlines and criteria for compliance if any deficiencies or concerns are determined to exist.

C. The Program Site must have at least one fire extinguisher readily available to all Program employees. All Program employees will be trained in the proper use of fire extinguishers.

D. Fire drills will be initiated at Program Sites based on the following schedule:

(1) Summer Camp Program: A fire drill twice during the session.
(2) Spring Break Camp Program: A fire drill once during the session.
(3) Other Programs: A fire drill at least once during the session.

3. Health.

A. Illness or Injury.

(1) A participant who is considered to be a health or safety concern to other participants or employees will not be admitted to a Program.

(2) Illnesses and injuries will be handled in a manner to protect the health of all participants and employees.

(3) Program employees will follow plans to provide emergency care for injured participants with symptoms of an acute illness as specified in the Program Manual.

(4) Program employees will follow the recommendation of the Texas Department of Health concerning the admission or readmission of any participant after a communicable disease.

B. Program employees will administer medication (limited only to an epinephrine pen (auto-injector) and an asthma inhaler) to participants only if:

(1) Parent(s) complete and sign a medication form provided by the Town (to include, among other things, an indemnity and hold harmless provision, and a waiver and release provision) that provides authorization for Program employees to dispense the medication, with details as to time and dosages.

(2) The medication is in its original container labeled with the participant's name, a date, directions, and the physician's name. Program employees will administer the medication only as stated on the label. Program employees will not administer medication after the medication's expiration date.

Program employees will not administer any other medication.

C. Toilet Facilities.

(1) The Program Site will have inside toilets located and equipped so participants can use them independently and Program employees can supervise as needed.

(2) An appropriate and adequate number of lavatories will be provided.

D. Sanitation.

(1) The Program facilities will have adequate light, ventilation, and heat.

(2) The Program will have an adequate supply of water meeting the standards of the Texas Department of Health for drinking water and ensure that it will be supplied to the participants in a safe and sanitary manner.

(3) Program employees will see that garbage is removed from buildings daily.

Council Meeting **10.**

Meeting Date: 04/13/2021

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Development Plan for the Development of Block A of the Addison Grove Addition, Including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 16 Townhomes and 17 Live/Work Units, in an Existing Planned Development District (PD), Through Ordinance O16-003, Located on Approximately 1.034 Acres Addressed as 4120-4126 Belt Line Road, 14991-15015 Oak Street, and 4129-4147 Runyon Road. Case 1821-Z/Addison Grove, Block A**.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of a development plan for the development of Block A of the Addison Grove Addition, inclusive of a site plan, landscape plan, building elevations and floor plans for 16 townhomes and 17 live/work units, in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 1.034 acres addressed as 4120-4126 Belt Line Road, 14991-15015 Oak Street, and 4129-4147 Runyon Road, subject to no conditions.

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: Jose Iglesias, 4116 Runyon Rd, Addison, TX 75001
Against: none

APPLICANT REQUEST FOLLOWING THE PLANNING & ZONING COMMISSION PUBLIC HEARING:

On March 30th, the applicant contacted staff to share a site design issue that impacts the four live/work units that comprise Building 3. The applicant shared

that there is a 2.6-foot difference in the finished floor elevations between Building 3 and the adjacent Building 2, which is also comprised of live/work units. Due to this change in grade, the applicant has communicated that they will not be able to accommodate ADA compliant access ramps for Building 3. To address this condition, the applicant has indicated that they will need to request to amend the Planned Development zoning district at a later date, to convert these four live/work units to townhome units. The applicant indicated this would be a feasible design solution, as the ADA ramp would not be required for the townhome units.

Given that these live/work units add needed housing options to Addison and are a desirable component of Addison Grove, staff requests that the applicant exhaust all opportunities to accommodate these live/work units as originally planned. If that is not feasible, staff recommends that the applicant pursue other locations in the development to accommodate the four live/work units.

If the applicant either relocates the four live/work units to another location in the project or elects to just replace the four live/work units with townhome units, the applicant will need to file an application to amend the Planned Development zoning district. Due to the scope of this proposed change, it would meet the administrative approval criteria of the Town's zoning ordinance, and thus would not return to the Planning & Zoning Commission and City Council for additional review. If the applicant moved forward with reducing the total number of live/work units and not replacing them, additional City Council consideration may be required to confirm compliance with the intent of the Addison Grove economic development agreement.

Please refer to the attached staff report for additional information on this case.

RECOMMENDATION:

Administration recommends approval.

Attachments

1821-Z Ordinance

Presentation - Case 1821-Z

1821-Z Staff Report

1821-Z Plans

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR BLOCK A OF THE ADDISON GROVE ADDITION, PART OF A PLANNED DEVELOPMENT ZONING DISTRICT (O16-003), CONTAINING 17.4 ACRES GENERALLY LOCATED SOUTH OF BELT LINE ROAD AND 350 FEET WEST OF MIDWAY ROAD; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the area generally known as Addison Grove was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O16-003; and

WHEREAS, the PD requires development plan approval prior to the issuance of a building permit; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. The property shall be improved in accordance with the development plans which are attached hereto as **Exhibit A** and made hereof for all purposes

SECTION 3. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13TH*** day of ***APRIL 2021*.**

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

Exhibit A

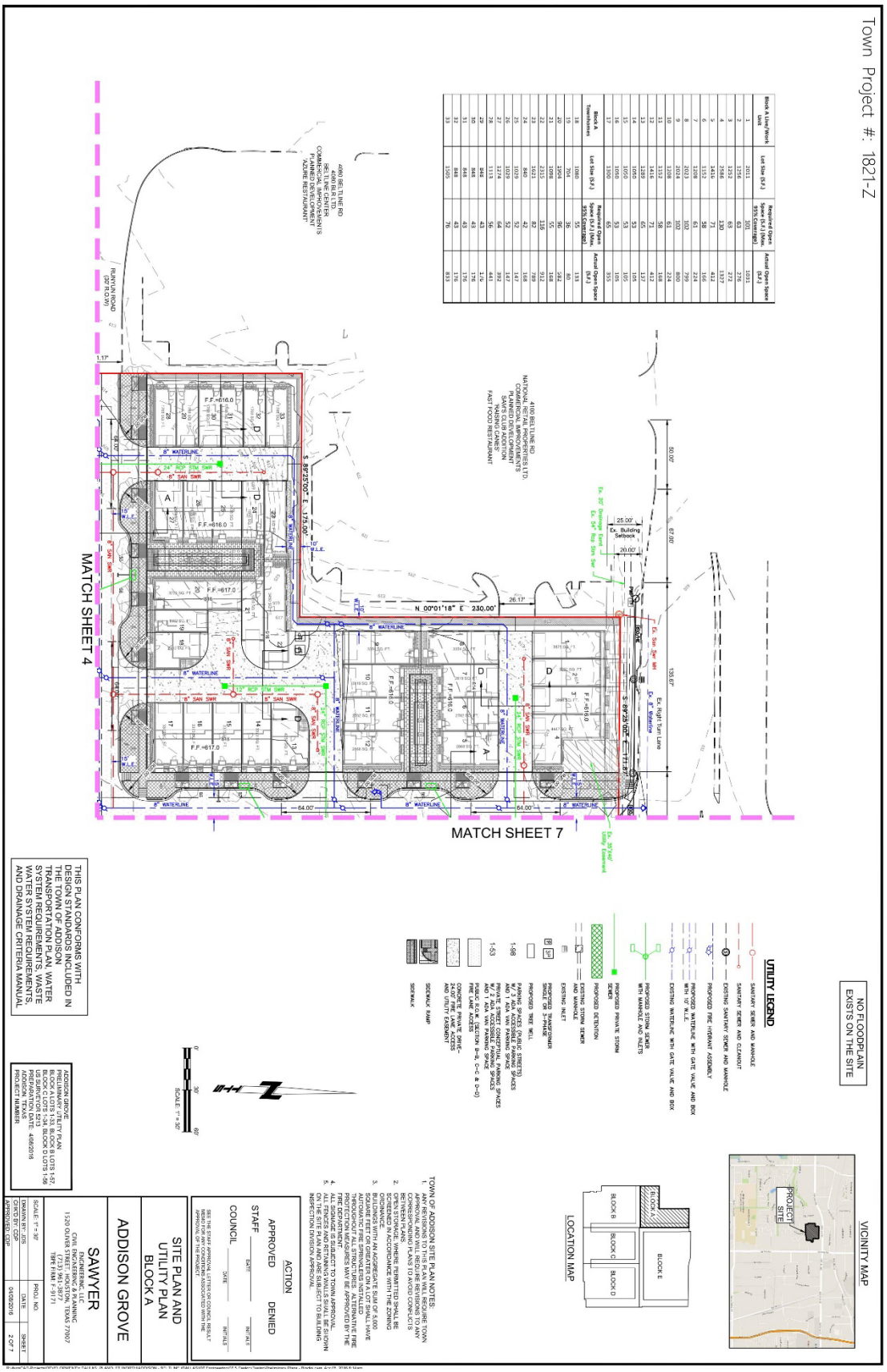

Town Project #: 1821-Z
NO FLOODPLAIN EXISTS ON THE SITE
VICINITY MAP
PROJECT SITE
UTILITY LEGEND
SANITARY SEWER AND MANHOLE
EXISTING SANITARY SEWER AND CLEANOUT
EXISTING SANITARY SEWER AND MANHOLE
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
EXISTING WATERLINE WITH GATE VALVE AND BOX
PROPOSED STORM SEWER WITH MANHOLE AND INLETS
PROPOSED PRIVATE STORM SEWER
PROPOSED DETENTION
EXISTING STORM SEWER AND MANHOLE
EXISTING INLET
PROPOSED CURB INLET
PROPOSED TREE WELL
PROPOSED PARKING SPACES (PUBLIC STREET)
PROPOSED PARKING SPACES W/ 3' BLA ACCESSIBLE PARKING SPACES
PRIVATE STREET CONCRETE PAVING W/ 3' BLA ACCESSIBLE PARKING SPACES
PUBLIC B.O.K. (SECTION B-B, C-C & D-D)
CONCRETE PRIVATE DRIVE-FIRE LANE ACCESS
LANDSCAPE AND UTILITY EASEMENT
SIDEWALK RAMP
SIDEWALK
LOCATION MAP
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
TOWN OF ADDISON SITE PLAN NOTES:
1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. ALL DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. ALL BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC SPRINKLER SYSTEMS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE GRADING PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON THOROUGHFARE PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL
ADDISON GROVE PLANNED DEVELOPMENT-77 PLAN BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
PREPARATION DATE: 4/08/2019
PROJECT NUMBER
ACTION
APPROVED
DENIED
STAFF
COUNCIL
DATE
INITIALS
SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THIS PROJECT
SITE PLAN AND UTILITY PLAN BLOCK A
ADDISON GROVE
SAWYER
CIVIL ENGINEERING & PLANNING
1320 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 955-9391
TBPE FIRM: F-10171
SCALE: 1" = 30'
DRAWN BY: CDP
APPROVED: CDP
DATE
04/08/2019
PROJ. NO.
SHEET
2 OF 7
MATCH SHEET 4
MATCH SHEET 7
4090 BELTLINE RD
4090 BLB LTD.
SERVICE STATION
COMMERCIAL AMUSEMENTS
PLANNED DEVELOPMENTS
"ADDISON GROVE"
4100 BELTLINE RD
NATIONAL RETAIL PROPERTIES LTD.
CHURCHILL ENTERTAINMENT
PLANNED DEVELOPMENT
SAM'S CLUB ADDITION
FAST FOOD RESTAURANT
Block & Lot/Parcel Lot/Tract
Lot Size (S.F.)
Required Open Space (S.F.) (Min. 35% Overall)
Actual Open Space (S.F.)
Block A
1 2011 1256 63 276
2 1256 1252 63 272
3 1252 1252 63 272
4 1252 1252 63 272
5 1252 1416 71 432
6 1416 1152 58 166
7 1152 1208 61 224
8 1208 1033 52 147
9 1033 1033 52 147
10 1208 1208 61 234
11 1208 1152 58 168
12 1152 1416 71 412
13 1416 1050 53 168
14 1050 1050 53 168
15 1050 1050 53 105
16 1050 1050 53 105
17 1050 1500 75 355
Block A Townhomes
Lot Size (S.F.)
Required Open Space (S.F.) (Max. 85% Coverage)
Actual Open Space (S.F.)
18 1060 1060 53 183
19 704 704 36 80
20 1904 1904 96 582
21 1098 1098 55 168
22 1621 1621 82 789
23 840 840 42 168
24 1033 1033 52 168
25 1033 1033 52 147
26 1224 1224 64 382
27 1113 1113 56 441
28 848 848 43 176
29 848 848 43 176
30 848 848 43 176
31 848 848 43 176
32 848 848 43 176
33 1505 1505 76 833

Exhibit A

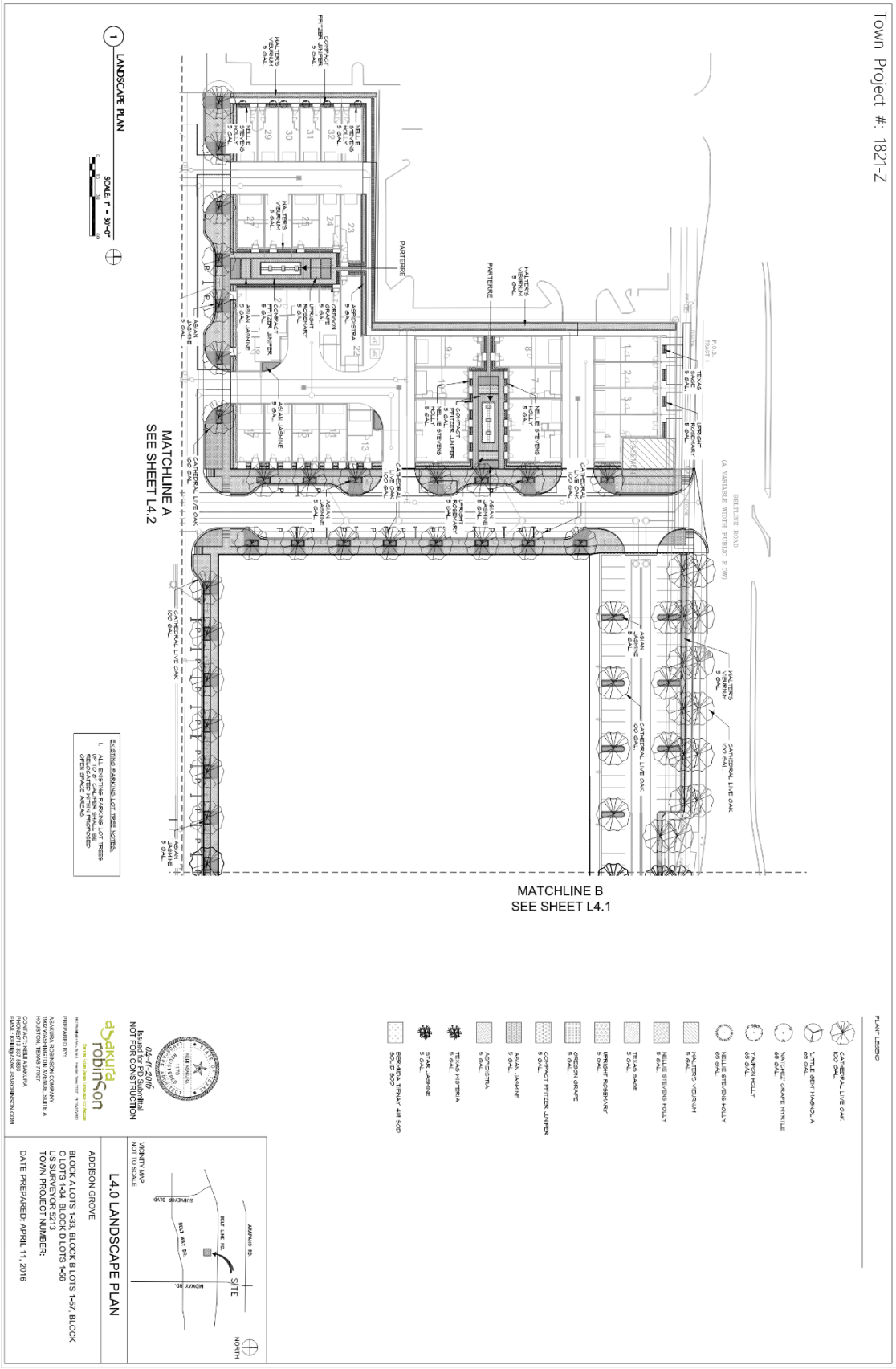
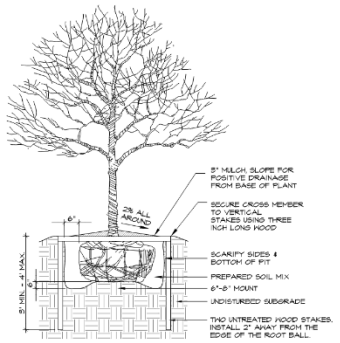

Town Project #: 1821-Z
LANDSCAPE PLAN
SCALE 1" = 30'-0"
MATCHLINE A
SEE SHEET L4.2
MATCHLINE B
SEE SHEET L4.1
PARTERRE
BELTLINE ROAD
(A VARIABLE WIDTH PUBLIC R.O.W.)
EXISTING PARKING LOT TREE NOTES:
1. ALL EXISTING PARKING LOT TREES TO BE PROTECTED WITHIN PROPOSED OPEN SPACE AREAS.
PLANT LEGEND
CATHEDRAL LIVE OAK
100 GAL
LITTLE GEM MAGNOLIA
65 GAL
NATCHEZ CRAPE MYRTLE
65 GAL
YAUPON HOLLY
65 GAL
NELLIE STEVENS HOLLY
65 GAL
HALTERS VIBURNUM
5 GAL
NELLIE STEVENS HOLLY
5 GAL
TEXAS SAGE
5 GAL
UPRIGHT ROSEMARY
5 GAL
OREGON GRAPE
5 GAL
COMPACT PFITZER JUNIPER
5 GAL
ASIAN JASMINE
5 GAL
AGAPANTHUS
5 GAL
TEXAS HISTERIA
5 GAL
STAR JASMINE
5 GAL
BERMUDA "FRAY" 4/8 SOD
SOLID SOD
VICINITY MAP
NOT TO SCALE
SHERIDAN BLVD.
BELT LINE RD.
MIDWAY RD.
ARAPAHO RD.
SITE
NORTH
04-11-2016
NOT FOR CONSTRUCTION
L4.0 LANDSCAPE PLAN
ADDISON GROVE
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-5, BLOCK D LOTS 1-66
US SURVEY FOOT 5215
TOWN PROJECT NUMBER:
DATE PREPARED: APRIL 11, 2016
PREPARED BY:
ASHAKURA ROBINSON COMPANY
1990 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007
CONTACT: HEBA ASHAKURA
PHONE: 713.880.8300
EMAIL: HEBA@ASHAKURAROBINSON.COM

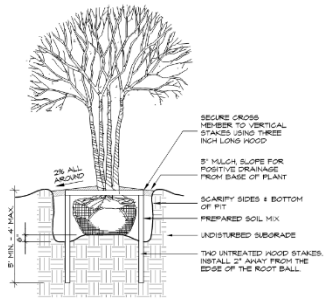
Exhibit A

Town Project #: 1821-Z



1 **TYP. TREE PLANTING DETAIL**

N.T.S.



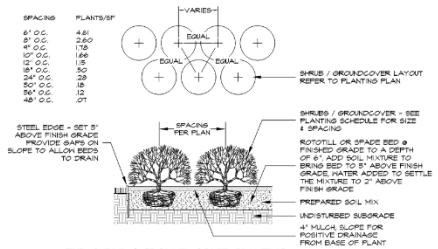
2 **TYP. MULTI-TRUNKS TREE PLANTING DETAIL**

N.T.S.

PLANT SCHEDULE

	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
		CANOPY TREES / ORNAMENTAL TREES				
	158	Cathedral Live Oak Quercus Virginiana 'Cathedral'	100 Gal. 4"-5"	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED
	13	Little Gem Magnolia Magnolia grandiflora 'Little Gem'	100 Gal. 4"-5"	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED
	42	Natchez Crape Myrtle Lagerstroemia x 'Natchez'	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
	185	'Yaupon Holly Ilex vomitoria	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
	75	Nellie Stevens Holly Ilex x 'Nellie R. Stevens'	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
		SHRUBS / GROUND COVER				
	6,600 sf	Hidcote Viburnum Myrica cerifera	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	5,300 sf	Nellie Stevens Holly Podocarpus macrophyllus	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	1,600 sf	Texas Sage Leucophyllum frutescens	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	3,300 sf	Upright Rosemary Rosmarinus officinalis	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	1,200 sf	Oregon Grape Mahonia aquifolium	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	4,800 sf	Compact Pfitzer Juniper Juniperus chinensis var. chinensis 'Compact Pfitzer'	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	9,000 sf	Asian Jasmine Trachelospermum asiaticum	5 Gal.	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 12" O.C. TRIANGULAR SPACING
	3,900 sf	Aspidistra Aspidistra elatior	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
		ORNAMENTAL VINES				
	29	Texas Historia Historia macrostachya	1 Gal.	10"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 36" O.C. ALONG WALL
	29	Star Jasmine Trachelospermum jasminoides	1 Gal.	10"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 36" O.C. ALONG WALL
		TURF GRASS				
	110,000 sf	Bermuda 'Tifway 419' Cynodon dactylon 'Tifway 419'				SOLID SOD

SPACING	PLANTS/SF
6" O.C.	4.61
8" O.C.	2.60
9" O.C.	1.78
10" O.C.	1.66
12" O.C.	1.15
18" O.C.	.50
24" O.C.	.28
30" O.C.	.18
36" O.C.	.12
48" O.C.	.07



3 **TYP. SHRUB / GROUND COVER PLANTING DETAIL & SPACING CHART**

N.T.S.

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
8. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
10. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
12. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
13. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
14. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
15. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
16. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
17. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/AMERICAN ASSOCIATION OF NURSERYMEN (AAN). ANSI Z60.1 "NURSERY STOCK".
18. "GRADES AND STANDARDS", LATEST EDITION OF TEXAS ASSOCIATION OF NURSERYMEN SPECIFICATIONS, AUSTIN, TEXAS 78704.
19. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN FURNISHING, TRANSPORTING, AND INSTALLING MATERIALS.
20. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
21. PLANTING SOIL QUALITY ASSURANCE.
    A. IF REQUESTED BY OWNER ALL SOIL COMPONENTS SHALL BE TESTED BY LOCAL OR STATE TESTING LABORATORY FOR CONFORMITY TO THE SPECIFICATIONS.
    B. CONTRACTOR SHALL SUBMIT PROPOSED LABORATORY NAME, ADDRESS, AND TELEPHONE NUMBERS FOR APPROVAL.

STATE OF TEXAS
KELLI ASAKURA
1170
REGISTERED
LANDSCAPE ARCHITECT

04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning | Urban Design | Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.9810

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KELLI ASAKURA
PHONE:713-337-9830
EMAIL: KELLI@ASAKURAROBINSON.COM

L4.4 LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016

Exhibit A

Town Project #: 1821-Z

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the consideration of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (25mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"-6" (10cm–15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGuard Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

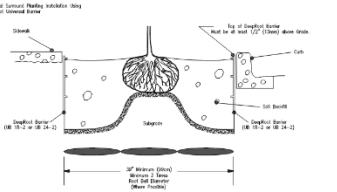
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



1 **TYP. ROOT BARRIER DETAIL @ SIDEWALK**
N.T.S.

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified linear root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to provide varying lengths for linear applications, or perimeter surround applications. In varying sizes.

A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB-24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 500 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.080" (2.03 mm) wall thickness in modules 24" (610 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 70% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (610.0 mm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs at a minimum 0.079" (1.90mm) thickness, protruding 1.0" (12.7 mm) at 33° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

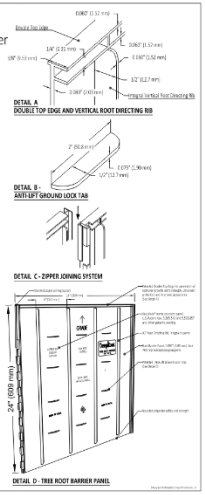
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 5/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower ribs flush to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral molded ridges of minimum 0.075" (1.90 mm) thickness in the outer 4" of segment of which only the 1" (25.0 mm) closest to the segment joining the panel wall and the segment, protruding 1/4" (6.35 mm) from the panel. The locking ground tabs on each panel shall be placed equally spaced between each of the vertical root directing ribs (three (3) between each set of ribs, see Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by aligning one panel into another (See Detail C).

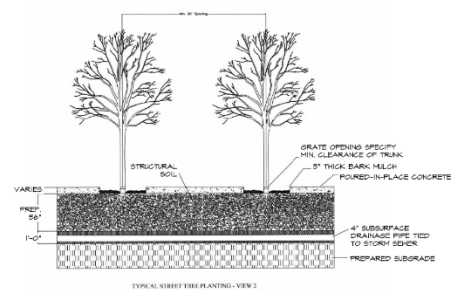
U.S. Patents 5,305,565 and 5,526,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Weak	2,224 PSI	D638
Tensile strength @ yield - Hinge	2,845 PSI	D638
Yield Elongation - Weak	7.0%	D638
Yield Elongation - Hinge	2.0%	D638
Flexural Modulus	229,625 PSI	D790B
Notched Izod Impact - Weak	4.84 (ft-lbs)	D256A
Flatwise Flexural Impact - Weak	84	D790A



NOTE: CONTRACTOR TO INSTALL DEEPROOT TREE ROOT BARRIER AT ALL SIDES OF EXISTING TREE ROOT. VERIFY WITH DEEPROOT REP FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION.

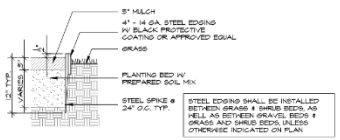
2 **TYP. ROOT BARRIER DETAIL @ SIDEWALK**
N.T.S.



TYPICAL STREET TREE PLANTING - VIEW 2

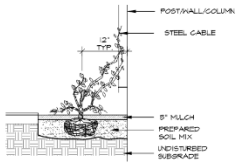
NOTES:
1. STRUCTURAL SOIL SHALL BE INSTALLED BETWEEN ALL TREE WELLS TO CREATE A CONTINUOUS 5' WIDE SOIL TRENCH.
2. CONTRACTOR TO USE GU-SOIL STRUCTURAL SOIL OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. SOIL MIXTURE SHALL BE COORDINATED WITH THE MANUFACTURER AND APPROVED BY THE CITY.

3 **TYPICAL SECTION DETAIL AT STRUCTURAL SOIL**
N.T.S.

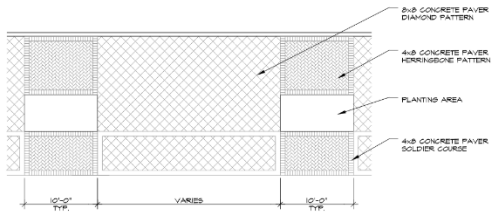


STEEL EDGING SHALL BE INSTALLED BETWEEN GRASS & SHRUB BEDS, AS WELL AS BETWEEN GRAVEL BEDS & GRASS AND SHRUB BEDS, UNLESS OTHERWISE INDICATED ON PLAN.

4 **TYP. STEEL EDGING DETAIL**
N.T.S.



5 **TYP. VINE PLANTING DETAIL**
NTS



6 **TYPICAL PAVING DETAIL**
N.T.S.

KELLI ASAKURA 1170 REGISTERED LANDSCAPE ARCHITECT

04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning Urban Design Landscape Architecture
1990 Post Oak Blvd., Suite 800 Houston, Texas 77056 P: 713.520.0800

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KELLI ASAKURA
PHONE: 713-337-5830
EMAIL: KELLI@ASAKURAROBINSON.COM

L4.5 LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016

Exhibit A


Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
STUCCO
ADDITIONAL BUILDING MATERIALS
NORTH/FRONT
FACADE PLAN NOTES
UNIT 1
4126 Bellfine Road
UNIT 2
4124 Bellfine Road
UNIT 3
4122 Bellfine Road
UNIT 4
4120 Bellfine Road
north/front elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE-BLOCK A-BUILDING 1
NORTH/FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
A-3.1
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

Exhibit A

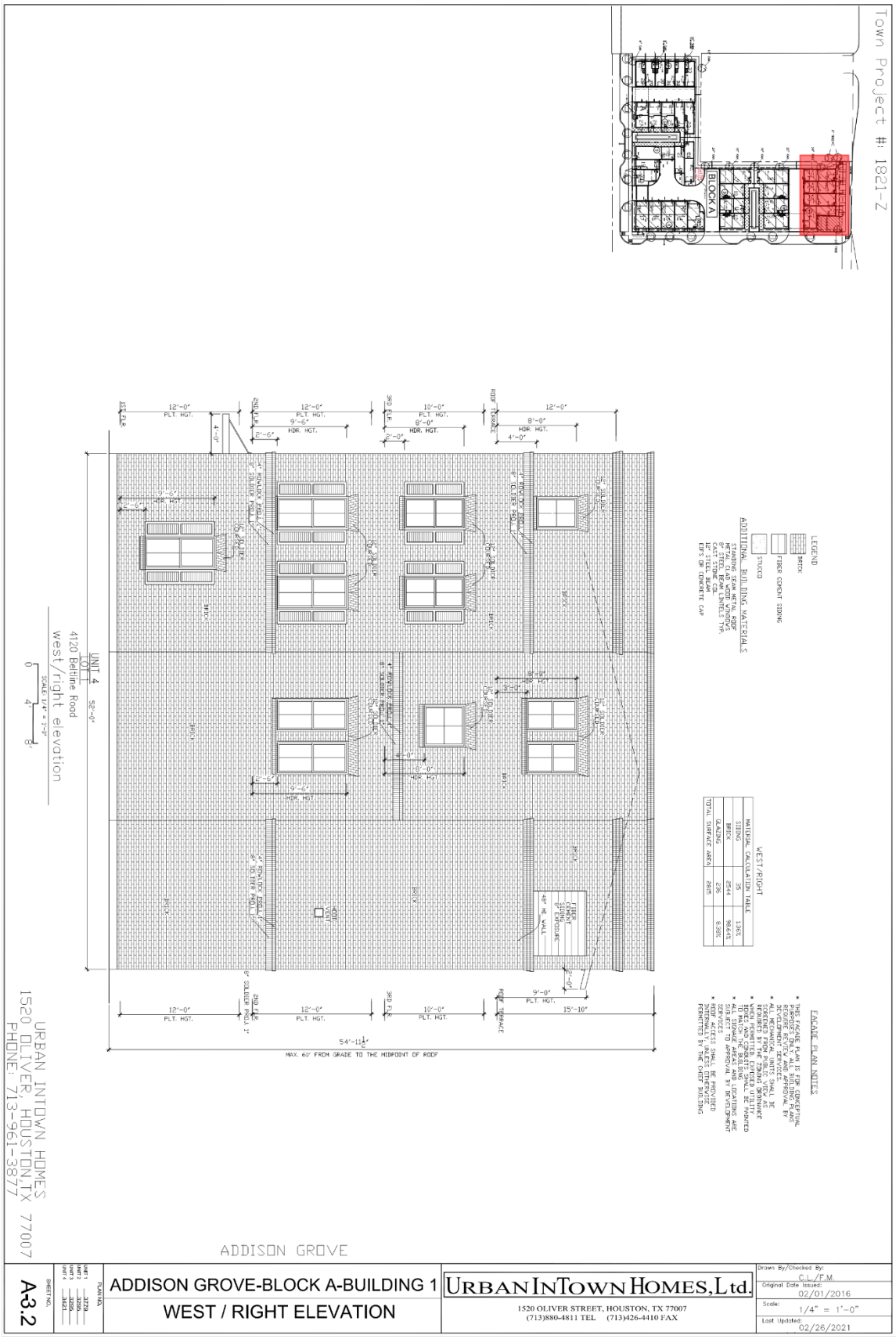

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
STUCCO
ADDITIONAL BUILDING MATERIALS
STANDING SEAM METAL ROOF
METAL CLAD WOOD WINDOWS
METAL CLAD WOOD DOORS
CAST STONE SILLS, LINTELS TYP.
CAST STONE COL
EIFS OR CONCRETE CAP
WEST/RIGHT
MATERIAL CALCULATION TABLE
SIDING 35 1.38%
BRICK 2544 98.64%
TOTAL GLAZING SURFACE AREA 226 8.38%
2885
FACADE PLAN NOTES
★ THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRED FOR PERMITTING AND DEVELOPMENT SERVICES APPROVAL BY
★ ALL MECHANICAL UNITS SHALL BE SCREENED FROM VIEW AS REQUIRED BY THE ZONING ORDINANCE
★ ALL ROOF VENTS, PLUMBING VENTS, FLUES, AND CONDUITS SHALL BE PAINTED TO MATCH THE ROOF COLOR UNLESS OTHERWISE
★ ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT
★ ROOF ACCESS SHALL BE PROVIDED BEHIND PARAPET WALL AS APPROVED PERMITTED BY THE CHIEF BUILDING
UNIT 4
LOT 1
4120 Beltline Road
West/right elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A3.2
ADDISON GROVE-BLOCK A-BUILDING 1
WEST / RIGHT ELEVATION
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./T.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

Exhibit A

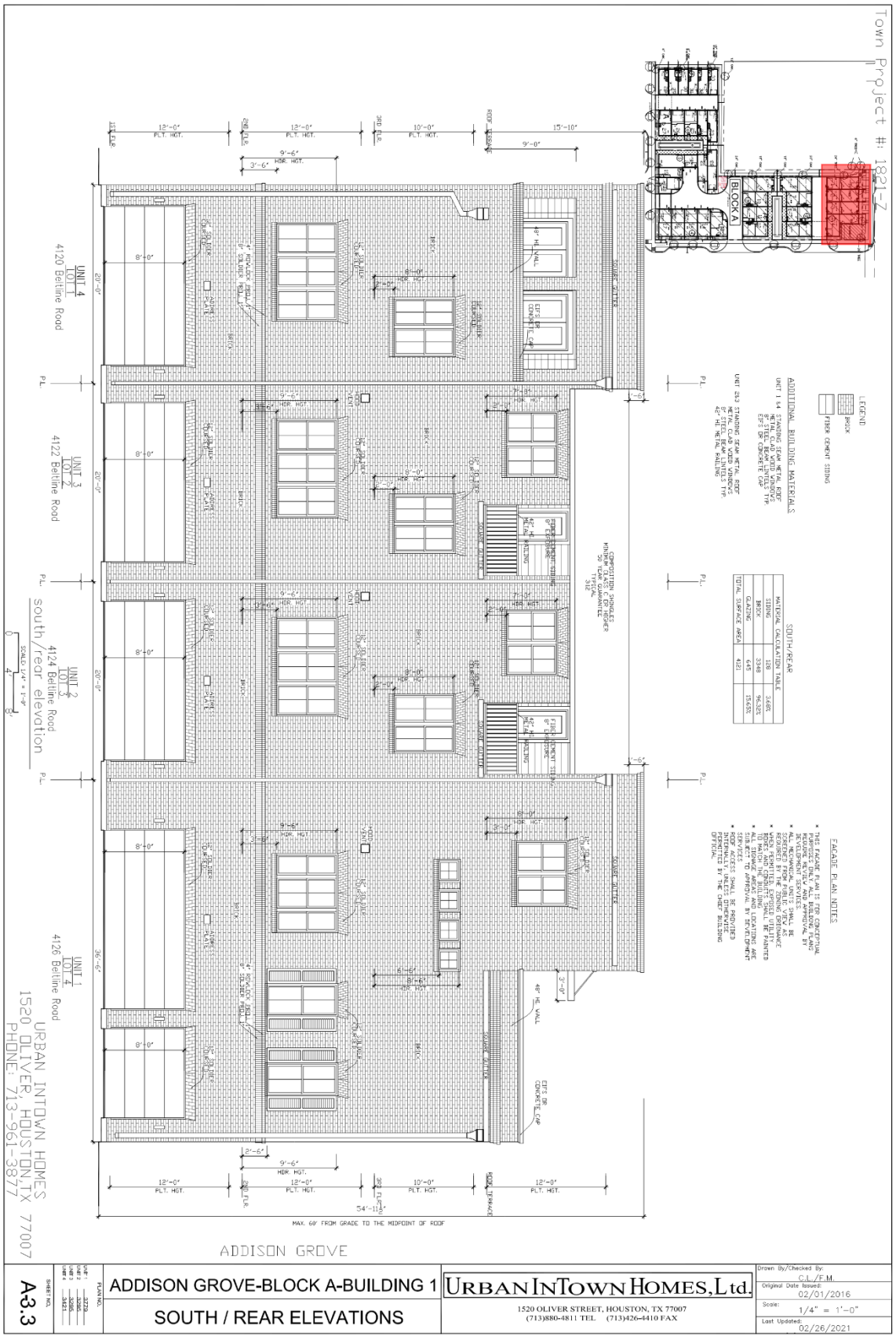

Town Project #: 1821-Z
BLOCK A
UNIT 4
LOT 1
4120 Beltline Road
UNIT 3
LOT 2
4122 Beltline Road
UNIT 2
LOT 3
4124 Beltline Road
UNIT 1
LOT 4
4126 Beltline Road
south/rear elevation
SCALE: 1/4" = 1'-0"
ADDITIONAL BUILDING MATERIALS
LEGEND
BRICK
FIBER CEMENT SIDING
SOUTH/REAR
MATERIAL CALCULATION TABLE
SIDING 128 2.68%
BRICK 3348 96.32%
GLAZING 645 15.45%
TOTAL SURFACE AREA 4121
FACADE PLAN NOTES
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A3.3
ADDISON GROVE-BLOCK A-BUILDING 1
SOUTH / REAR ELEVATIONS
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: CL/F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

Exhibit A

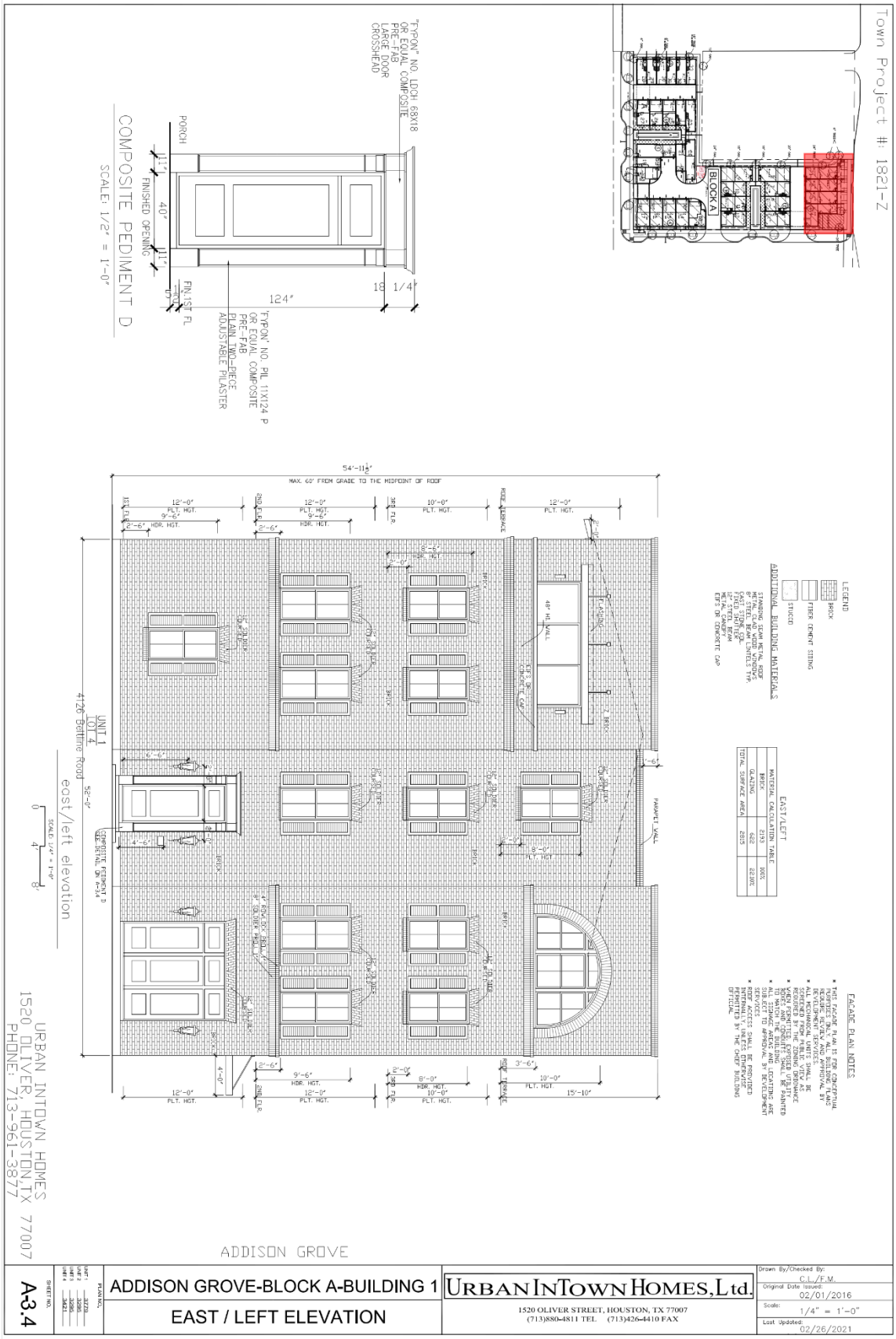

Town Project #: 1821-Z
BLOCK A
COMPOSITE PEDIMENT D
SCALE: 1/2" = 1'-0"
PORCH
FINISHED OPENING
40"
11 1/4"
124"
"TYPON" NO. LDCH 68X18 OR EQUAL COMPOSITE PRE-FAB LARGE DOOR CROSSHEAD
"TYPON" NO. PIL 11X124 P OR EQUAL COMPOSITE PRE-FAB PLAIN TWO-PIECE ADJUSTABLE PILASTER
54'-11 1/2"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
UNIT 1
4126 Bettina Road
east/left elevation
ADDISON GROVE
LEGEND
BRICK
FIBER CEMENT SIDING
STUCCO
ADDITIONAL BUILDING MATERIALS
EAST/LEFT
MATERIAL CALCULATION TABLE
BRICK
GLAZING
TOTAL SURFACE AREA
FACADE PLAN NOTES
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE-BLOCK A-BUILDING 1
EAST / LEFT ELEVATION
A3.4
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

Exhibit A

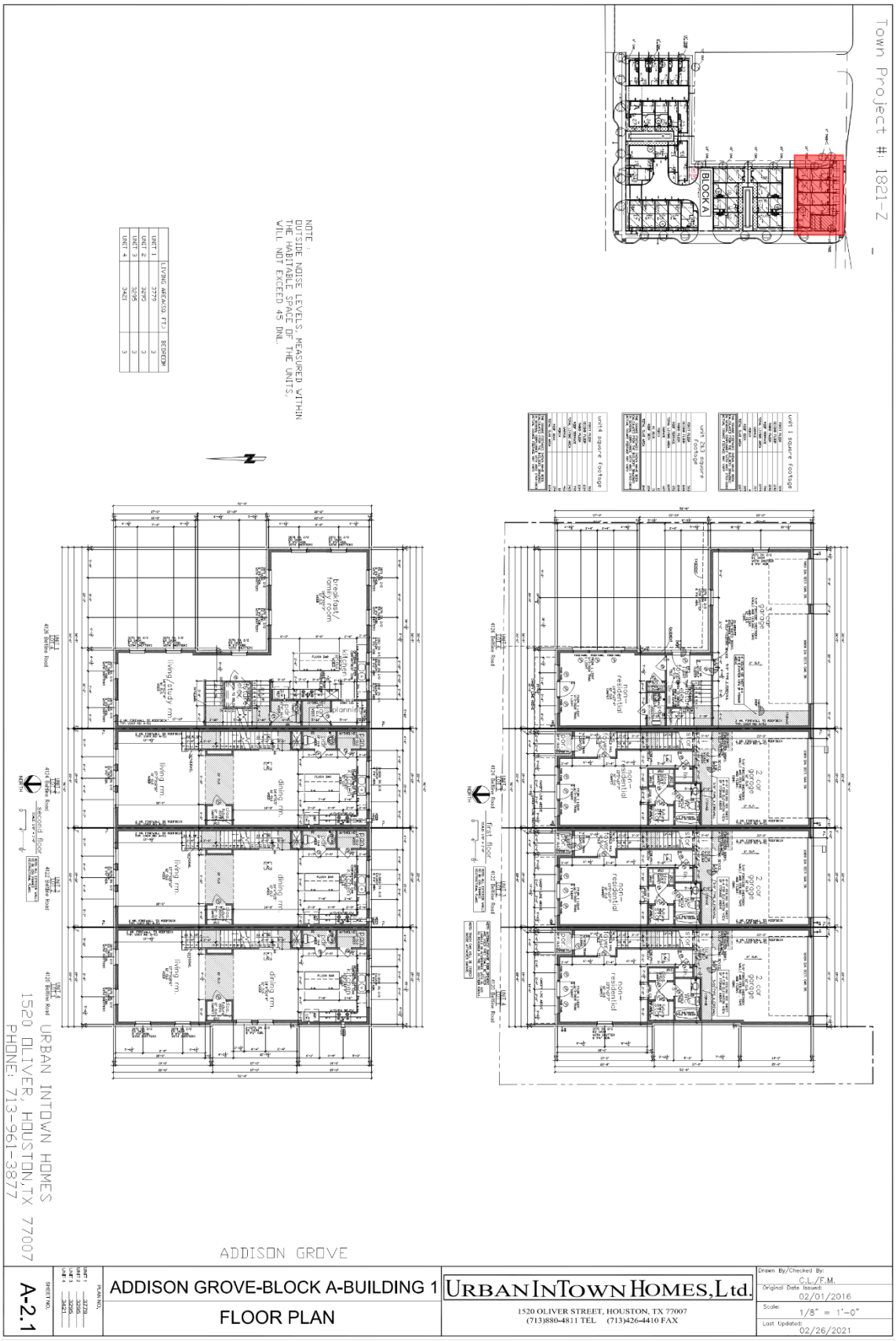

Town Project #: 1821-Z -
BLOCK A
NOTE:
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.
UNIT 1 3779 3
UNIT 2 3490 3
UNIT 3 3295 3
UNIT 4 3421 3
unit 4 square footage
unit 2&3 square footage
unit 1 square footage
breakfast/ family room
living/study rm
living rm
dining rm
kitchen
planning
first floor
second floor
non-residential
2 car garage
4120 Bellaire Road
4122 Bellaire Road
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.1
ADDISON GROVE-BLOCK A-BUILDING 1
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 02/26/2021

Exhibit A

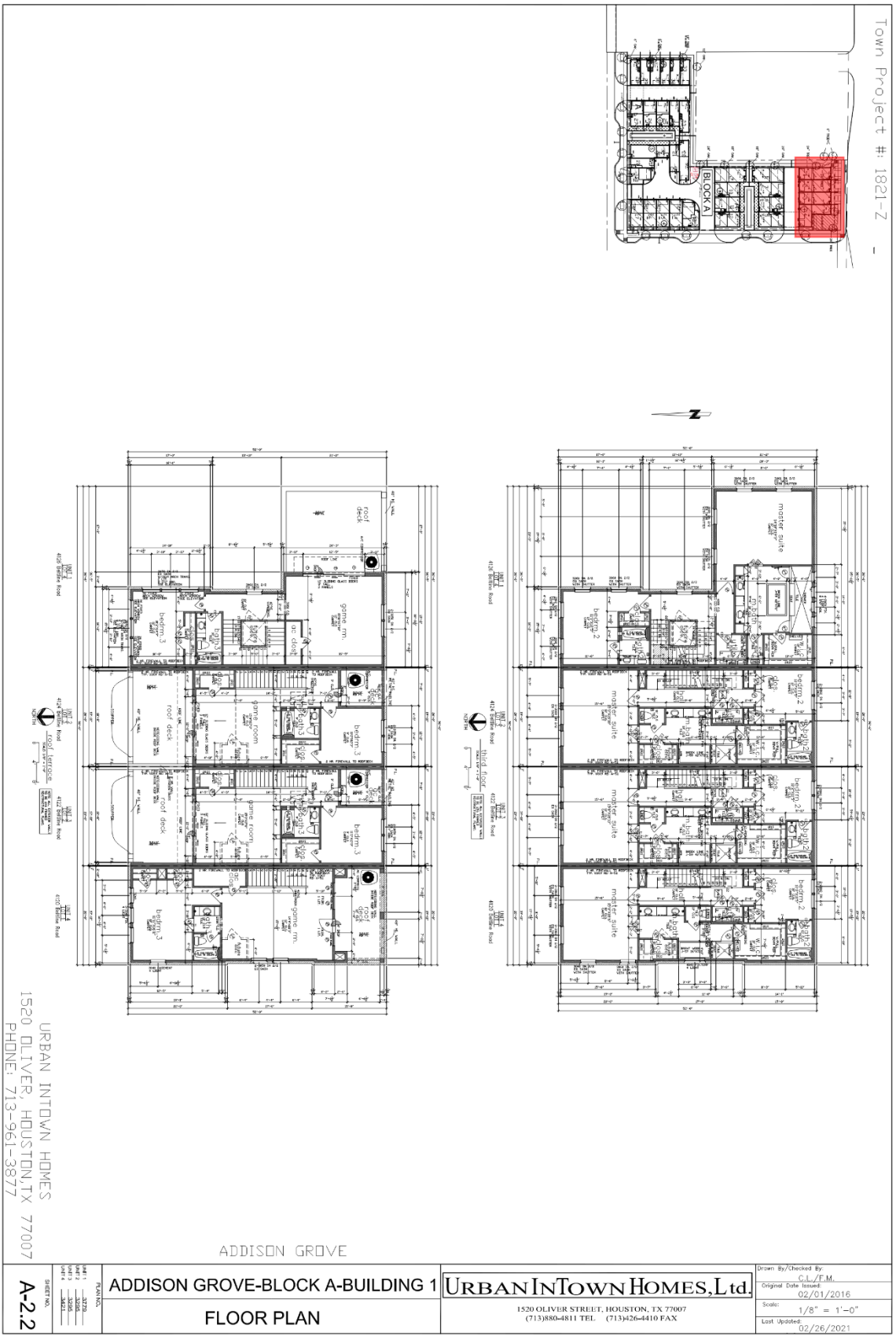

Town Project #: 1821-Z
BLOCK A
roof deck
game room
bedrm 3
roof terrace
third floor
master suite
bedrm 2
4121 Sidney Road
4123 Ralphie Road
4125 Ralphie Road
4127 Ralphie Road
4129 Ralphie Road
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.2
ADDISON GROVE-BLOCK A-BUILDING 1
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 02/26/2021

Exhibit A


Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
UNIT 1
STD ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
UNIT 4
STD ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
UNIT 2&3
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
SOUTH/FRONT
MATERIAL CALCULATION TABLE
SIDING 66 2.3%
BRICK 2792 97.7%
TOTAL BUILDING SURFACE AREA 3953 2778
FACADE PLAN NOTES
15009 Oak Street
15011 Oak Street
15013 Oak Street
15015 Oak Street
UNIT 1 LOT 8
UNIT 2 LOT 7
UNIT 3 LOT 6
UNIT 4 LOT 5
south/front elevation
SCALE: 1/4" = 1'-0"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
A-3.1
ADDISON GROVE -BLOCK A - BUILDING 2
SOUTH / FRONT ELEVATION
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

Exhibit A

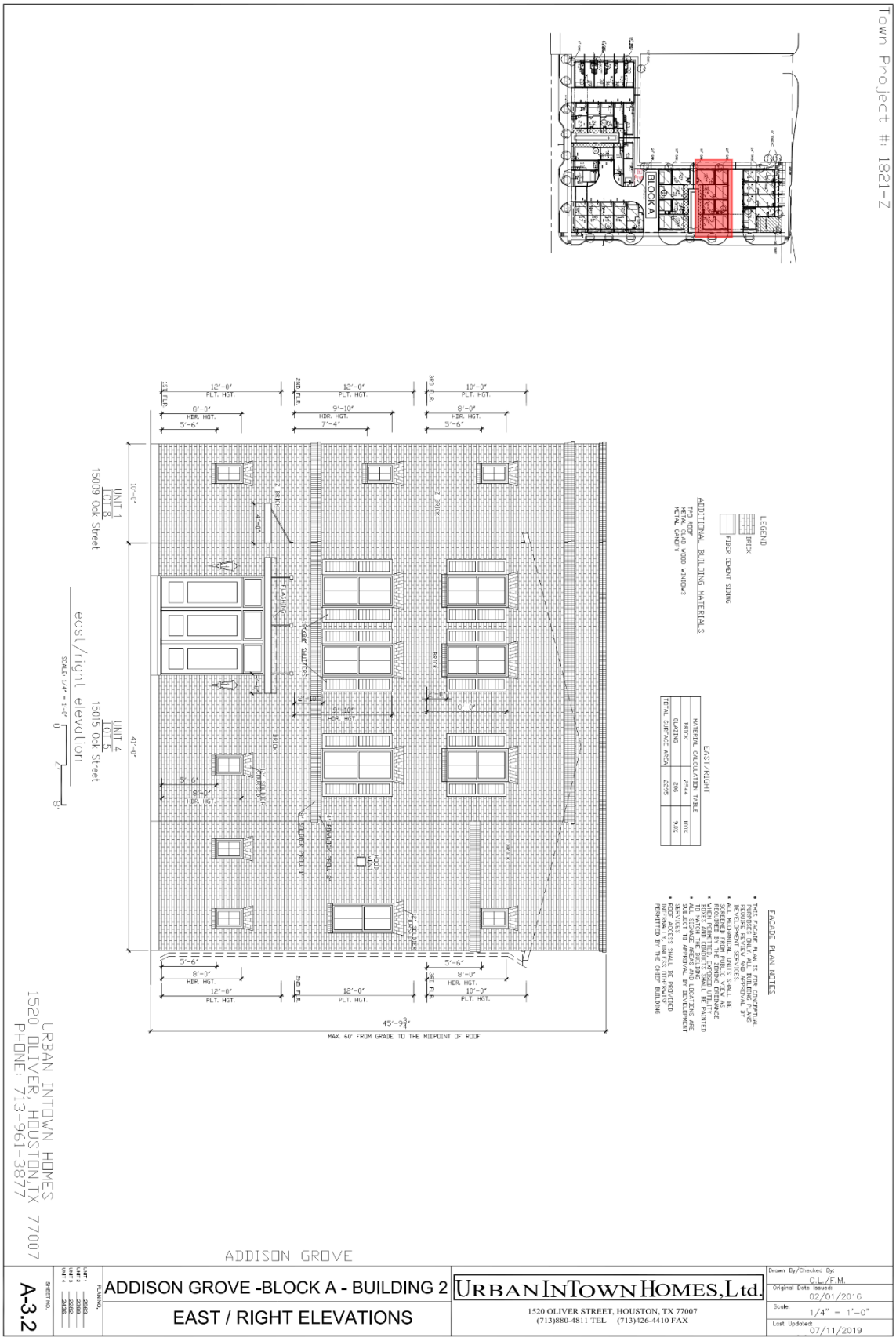

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
EAST/RIGHT
MATERIAL CALCULATION TABLE
BRICK
GLAZING
TOTAL SURFACE AREA
2544
936
2255
931
EAST/RIGHT
SCALE: 1/4" = 1'-0"
0
4'
8'
UNIT 1
LOT 8
15009 Oak Street
UNIT 4
LOT 5
15015 Oak Street
12'-0" PLT. HGT.
8'-0" HDR. HGT.
5'-6"
9'-10"
7'-4"
10'-0" PLT. HGT.
10'-0"
41'-0"
5'-6"
45'-9 1/2"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
FACADE PLAN NOTES
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
ALL EXPOSED METAL FLASHING SHALL BE PAINTED TO MATCH ADJACENT BUILDING MATERIALS
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
ROOF ACCESS SHALL BE PROVIDED INTERNALLY WHERE FEASIBLE. EXTERIOR ROOF ACCESS IS PERMITTED BY THE CHIEF BUILDING
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.2
ADDISON GROVE -BLOCK A - BUILDING 2
EAST / RIGHT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
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Exhibit A

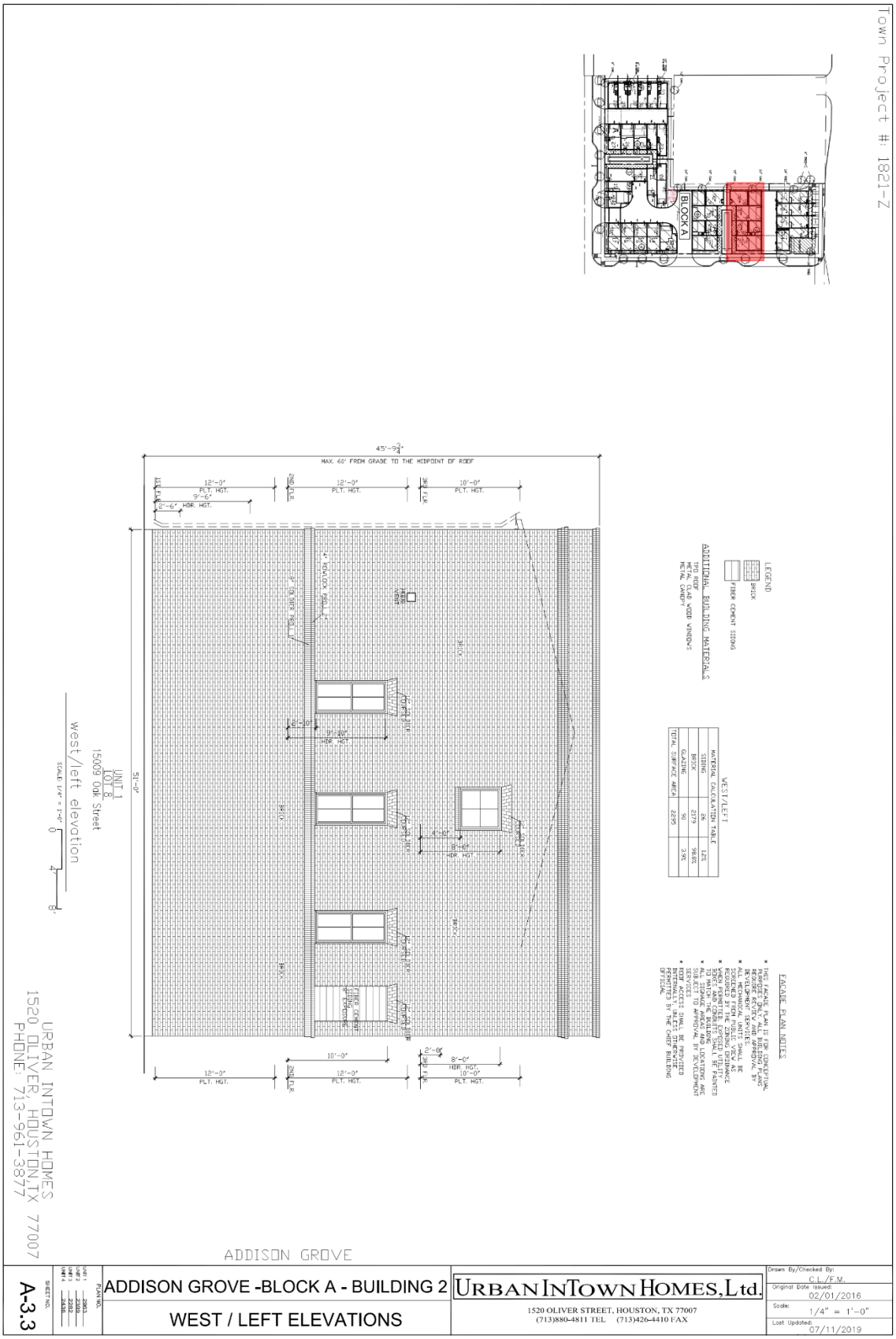

Town Project # 1821-Z
BLOCK A
45'-9 3/4"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
12'-0" PLT. HGT.
5'-6"
2'-6" HDR. HGT.
12'-0" PLT. HGT.
10'-0" PLT. HGT.
25'-0" CLR.
51'-0"
9'-0" TYP. FLR.
BRICK
FIBER CEMENT SIDING
8'-0" HDR. HGT.
10'-0" PLT. HGT.
2'-0"
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
WEST/LEFT
MATERIAL CALCULATION TABLE
SIDING 86 2179 12%
BRICK 50 1985 39%
GLAZING
TOTAL SURFACE AREA 2295
FACADE PLAN NOTES
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS SHALL BE DEVELOPMENT SERVICES APPROVAL BY
* ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY AS REQUIRED BY THE ZONING ORDINANCE
* STREET FURNITURE SHALL BE PAINTED TO MATCH THE BUILDING
* ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE APPROVED BY THE CHIEF BUILDING OFFICIAL
UNIT 1
LOT 8
15009 Oak Street
West/left elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.3
SHEET NO.
PLAN NO.
UNIT 1 23803
UNIT 2 23806
UNIT 3 23810
UNIT 4 23816
ADDISON GROVE -BLOCK A - BUILDING 2
WEST / LEFT ELEVATIONS
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

Exhibit A


Town Project # 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
UNIT 1 4/4 TYPE ROOF
METAL CLAD WOOD WINDOWS
SQUARE GUTTER
UNIT 8&3 COMPOSITION SHINGLE, TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
NORTH/REAR
MATERIAL CALCULATION TABLE
BRICK 3006 89%
GLAZING 370 11%
TOTAL SURFACE AREA 3376 100%
FACADE PLAN NOTES
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE FORMAL APPROVAL BY DEVELOPMENT SERVICES.
ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
ALL EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACES.
ALL SIGNAGE AREAS AND LOCATIONS ARE CONCEPTUAL AND SHALL BE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
ROOF ACCESS SHALL BE PROVIDED INTERNALLY FROM THE BUILDING WHERE PERMITTED BY THE CHIEF BUILDING OFFICIAL
UNIT 4 LOT 5 15015 Oak Street
UNIT 3 LOT 6 15013 Oak Street
UNIT 2 LOT 7 15011 Oak Street
UNIT 1 LOT 8 15009 Oak Street
north/rear elevation
SCALE: 1/4" = 1'-0"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.4
ADDISON GROVE -BLOCK A - BUILDING 2
NORTH / REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

Exhibit A

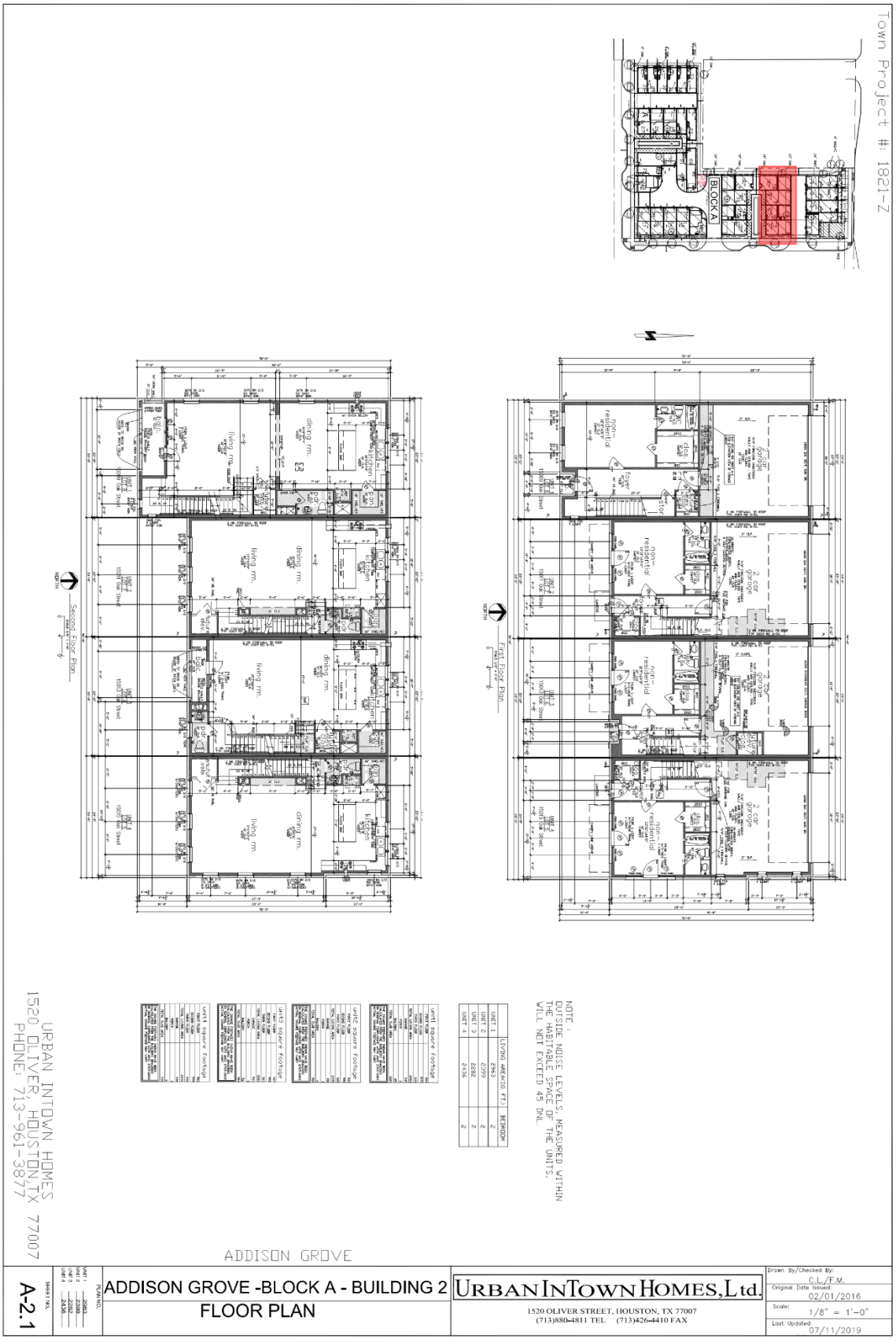
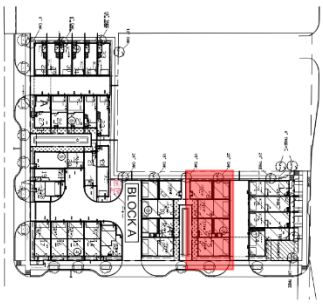
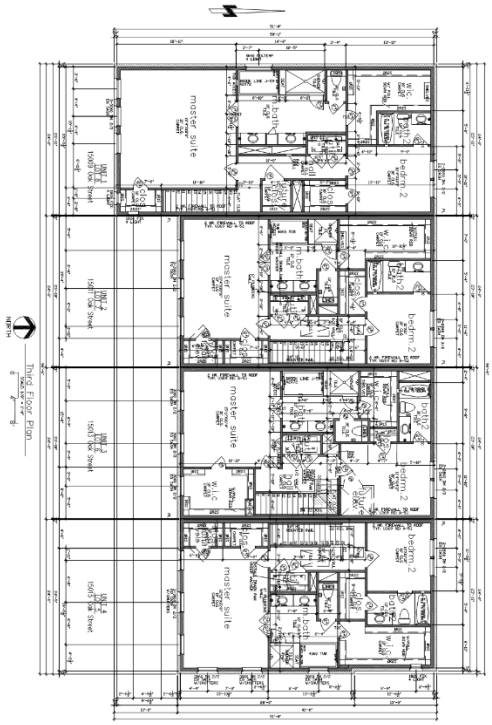

Town Project #: 1821-Z
BLOCK A
Second Floor Plan
First Floor Plan
NOTE :
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.1
ADDISON GROVE -BLOCK A - BUILDING 2
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 07/11/2019

Exhibit A

Town Project #: 1821-Z





URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

A-2.2 SHEET NO.	ADDISON GROVE -BLOCK A - BUILDING 2 FLOOR PLAN	URBAN INTOWN HOMES, Ltd. 1520 OLIVER STREET, HOUSTON, TX 77007 (713)880-4811 TEL (713)426-4410 FAX	Drawn By/Checked By: C.L./F.M. Original Date Issued: 02/01/2016 Scale: 1/8" = 1'-0" Last Updated: 07/11/2019

UNIT 1 2963
UNIT 2 2386
UNIT 3 2386
UNIT 4 2386
PLAN NO.

Exhibit A


Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
UNIT 1
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
UNIT 2
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
UNIT 3
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
NORTH/FRONT
MATERIAL CALCULATION TABLE
MATERIAL | SQ.FT. | %
SIDING | 66 | 2.3%
BRICK | 2792 | 97.7%
GLAZING | 1695 | 27.7%
TOTAL SURFACE AREA | 2923
FACADE PLAN NOTES
ALL MECHANICAL UNITS SHALL BE SCREENED FROM VIEW AS REQUIRED BY THE ZONING ORDINANCE
WHEN PERMITTED, EXPOSED UTILITY METERS SHALL BE PAINTED TO MATCH THE BUILDING
ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE APPROVED BY THE CHIEF BUILDING OFFICIAL
45'-9 1/2"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
12'-0" PLT. HGT.
10'-4"
9'-10" HDR. HGT.
2'-10"
10'-0" PLT. HGT.
8'-0" HDR. HGT.
2'-6"
9'-6" HDR. HGT.
12'-0" PLT. HGT.
2'-0"
8'-0" HDR. HGT.
10'-0" PLT. HGT.
24'-6"
24'-0"
24'-0"
24'-0"
UNIT 4
LOT 12
15001 Oak Street
UNIT 3
LOT 11
15003 Oak Street
UNIT 2
LOT 10
15005 Oak Street
UNIT 1
LOT 9
15007 Oak Street
north/front elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.1
ADDISON GROVE -BLOCK A - BUILDING 3
NORTH / FRONT ELEVATION
URBANINTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.J./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

Exhibit A

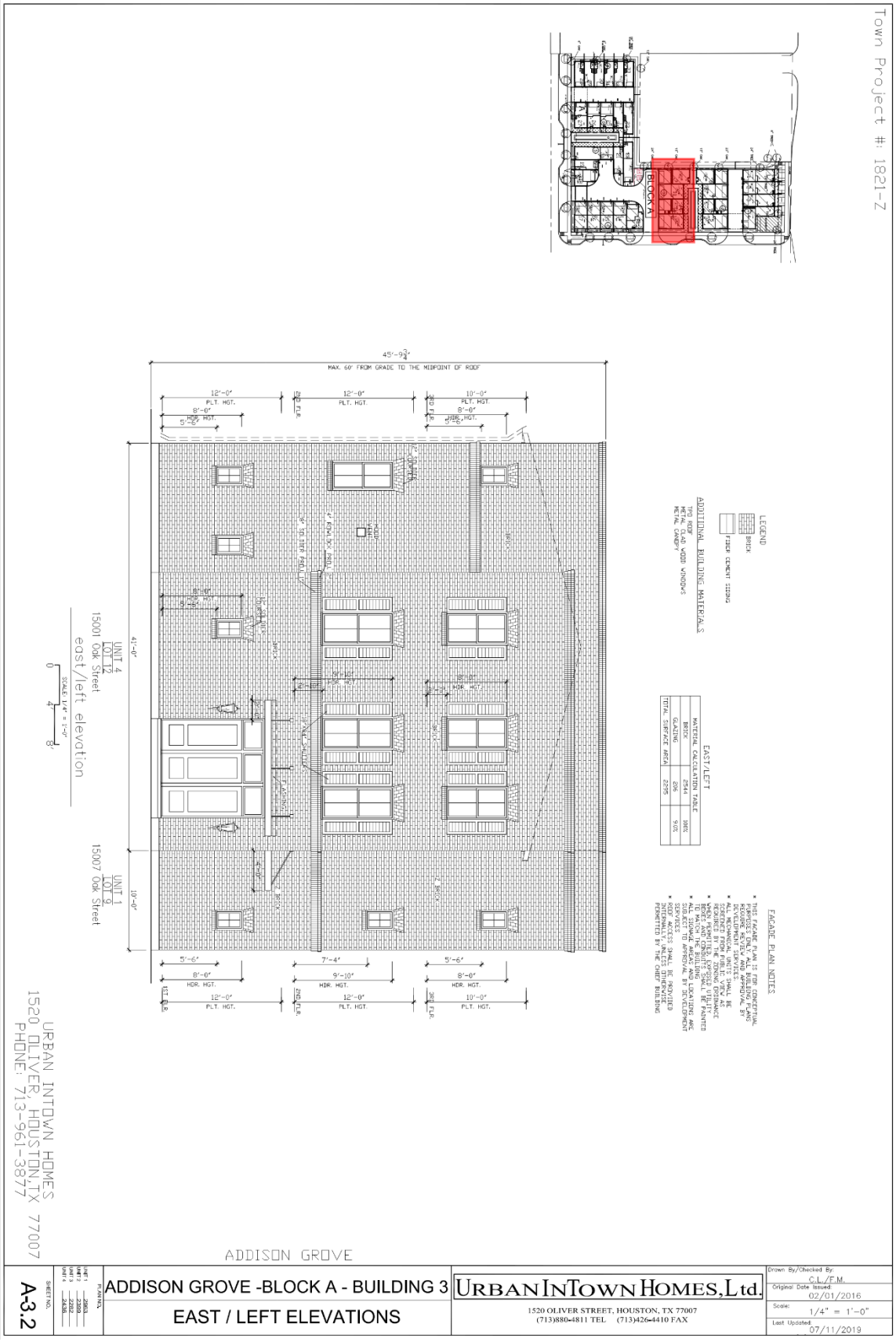

Town Project #: 1821-Z
BLOCK A
45'-9 3/4"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
12'-0" PLT. HGT.
8'-0" HDR. HGT.
5'-6"
2ND FLR.
12'-0" PLT. HGT.
10'-0" PLT. HGT.
3RD FLR.
41'-0"
10'-0"
5'-6"
8'-0" HDR. HGT.
7'-4"
9'-10" HDR. HGT.
1ST FLR.
BRICK
HARDI PANEL SIDING
FASCIA
UNIT 4
LOT 12
15001 Oak Street
UNIT 1
LOT 9
15007 Oak Street
east/left elevation
SCALE: 1/4" = 1'-0"
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
EAST/LEFT
MATERIAL CALCULATION TABLE
BRICK 2544 88%
GLAZING 296 10%
TOTAL SURFACE AREA 2915 100%
FACADE PLAN NOTES
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE FINAL APPROVAL BY DEVELOPMENT SERVICES.
* ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
* ALL EXPOSED METAL FLASHING, GUTTERS, DOWNSPOUTS, ROOF VENTS, AND CHIMNEY CAPS SHALL BE PAINTED TO MATCH THE BUILDING
* ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
* ROOF ACCESS SHALL BE PROVIDED THROUGH A PENTHOUSE WHERE PERMITTED BY THE CHIEF BUILDING
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.2
SHEET NO.
PLANNING
UNIT 1 2863
UNIT 2 2289
UNIT 3 2430
UNIT 4 2430
ADDISON GROVE -BLOCK A - BUILDING 3
EAST / LEFT ELEVATIONS
URBANINTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

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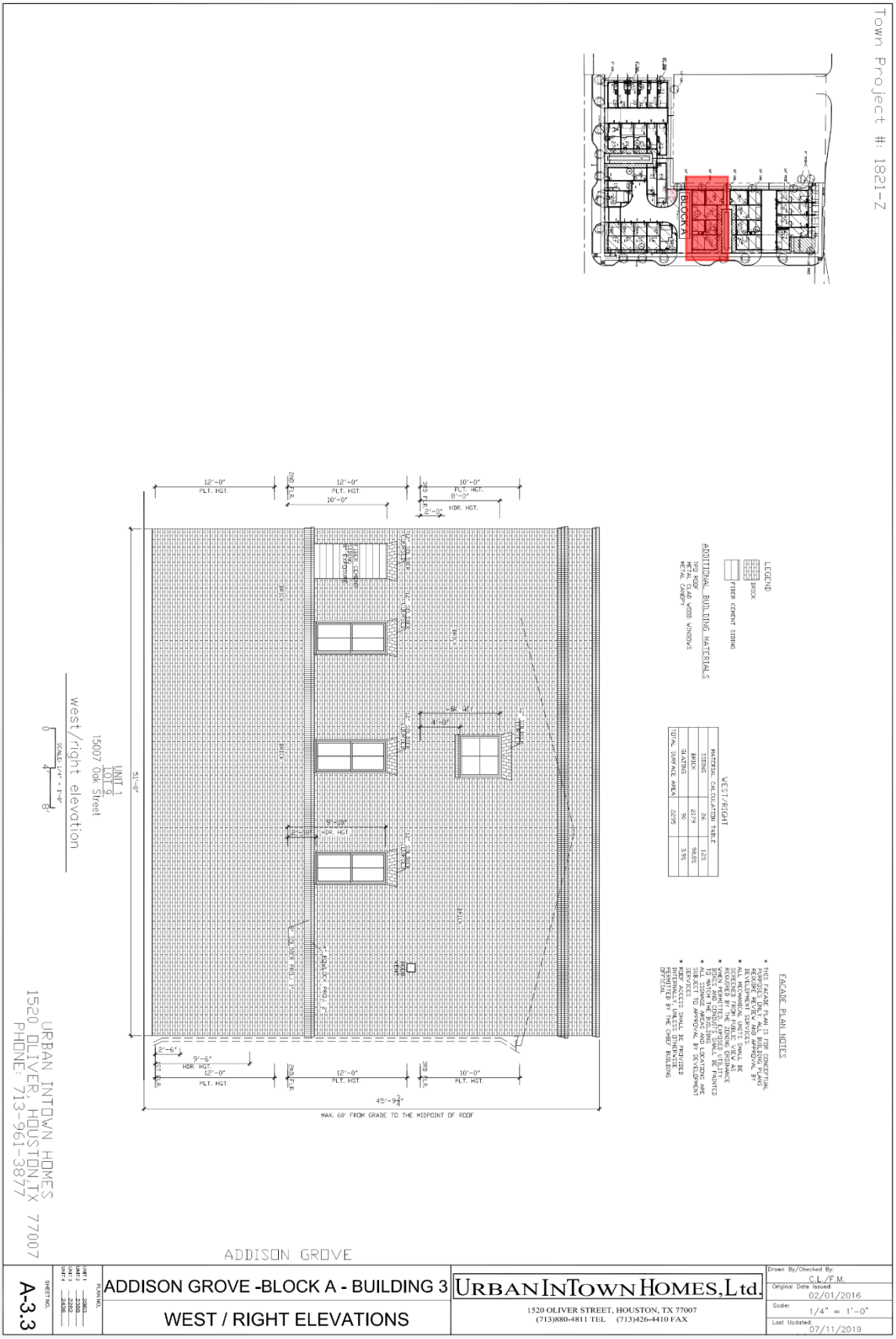

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
METAL CANOPY
WEST/RIGHT
MATERIAL CALCULATION TABLE
SIDING 26 12%
BRICK 2179 98.8%
GLAZING 90
TOTAL SIDEWALL AREA 2295 3.9%
FACADE PLAN NOTES
UNIT 1
LOT 9
15007 Oak Street
west/right elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.3
ADDISON GROVE -BLOCK A - BUILDING 3
WEST / RIGHT ELEVATIONS
URBANINTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

Exhibit A


Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
UNIT 1 &4 METAL CANOPY
METAL CLAD WOOD WINDOWS
SQUARE GUTTER
UNIT 2&3 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
SOUTH/REAR
MATERIAL CALCULATION TABLE
MATERIAL | AREA | %
BRICK | 2376 | 70%
SIDING | 1000 | 30%
TOTAL SURFACE AREA | 3376 | 100%
FACADE PLAN NOTES
* THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL PLANS MAY REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
* ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
* WHERE PERMITTED, EXPOSED SPOUTING, PIPES AND CONDUITS SHALL BE PAINTED TO MATCH ADJACENT BUILDING.
* ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
* ROOF ACCESS SHALL BE PROVIDED INTERNALLY TO BUILDING UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.
45'-9 1/2"
MAX. 60' FROM GRADE TO THE MIDPOINT OF ROOF
12'-0" PLT. HGT.
12'-0" PLT. HGT.
10'-0" PLT. HGT.
2ND FLR
3RD FLR
1ST FLR
15007 Oak Street
UNIT 1
LOT 9
15005 Oak Street
UNIT 2
LOT 10
15003 Oak Street
UNIT 3
LOT 11
15001 Oak Street
UNIT 4
LOT 12
24'-0"
24'-6"
8'-0"
9'-0" HDR. HGT.
3'-6"
9'-6" HDR. HGT.
BRICK
HARDIE PLANK
HARDIE TRIM
12" GUTTER
ROOF SLOPE
P.L.
south/rear elevation
SCALE: 1/4" = 1'-0"
0
4
8
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.4
SHEET NO.
UNIT 1 2983
UNIT 2 2386
UNIT 3 2436
UNIT 4 2436
PLAN NO.
ADDISON GROVE -BLOCK A - BUILDING 3
SOUTH / REAR ELEVATION
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

Exhibit A

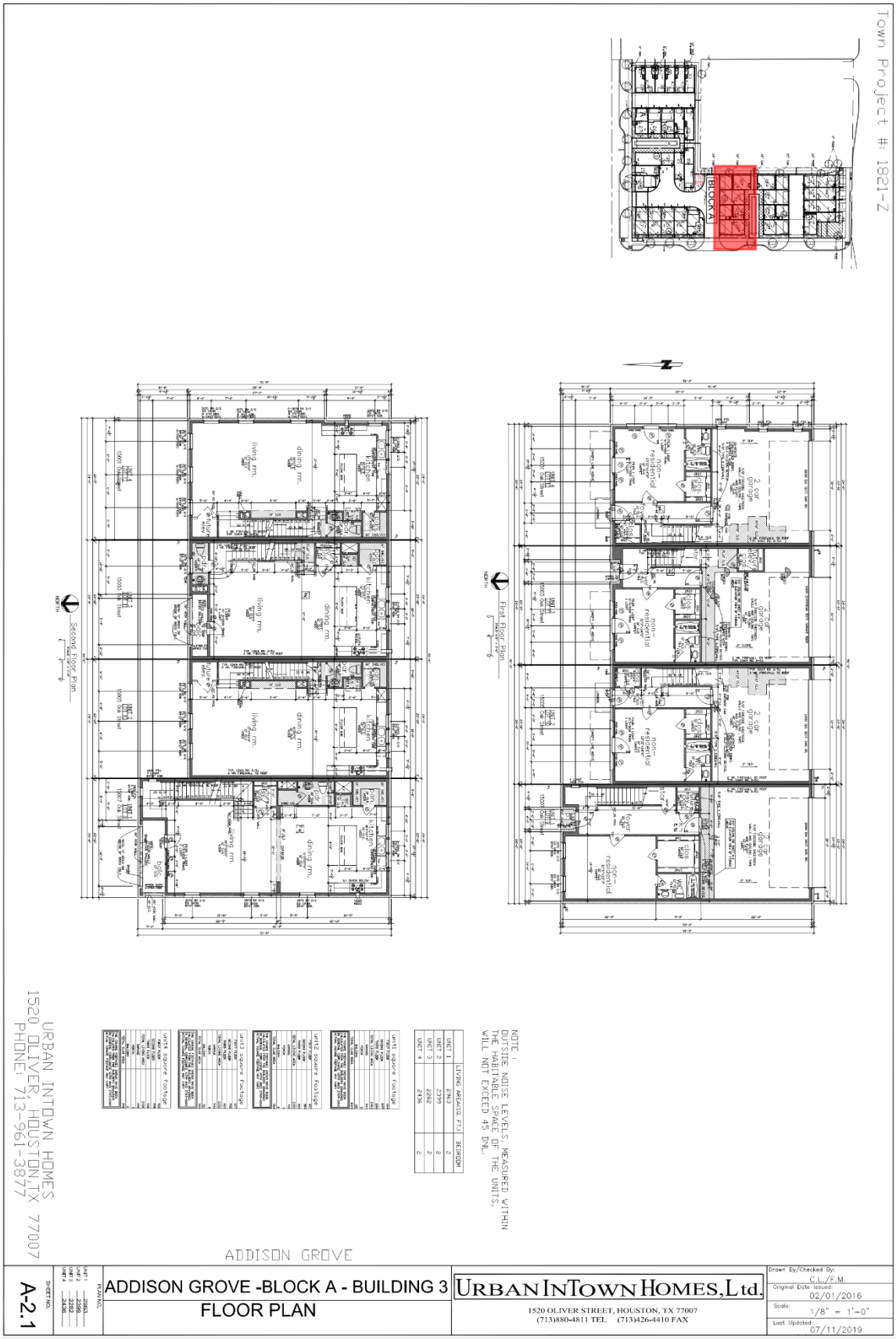

Town Project #: 1821-Z
BLOCK A
Second Floor Plan
First Floor Plan
NORTH
NOTE :
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.1
ADDISON GROVE -BLOCK A - BUILDING 3
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 07/11/2019

Exhibit A


Town Project #: 1821-Z
BLOCK A1
Third Floor Plan
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A2.2
ADDISON GROVE -BLOCK A - BUILDING 3
FLOOR PLAN
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 07/11/2019

Exhibit A


Town Project #: 1821-Z
COMPOSITE PEDIMENT A
SCALE: 1/2" = 1'-0"
PORCH SIDE WALL DETAIL B
SCALE: 1/2" = 1'-0"
FINISHED OPENING
99"
104 1/2"
VARIES
1X10 COMPOSITE BOARD
SMOOTH STUCCO
1X6 COMPOSITE BOARD
SMOOTH STUCCO BOARD
ALIGN/MATCH ENTRY DOOR
BLOCK A
south/front(runyon road) elevation
SCALE: 1/4" = 1'-0"
UNIT 6
LOT 17
14951 Oak Street
ADDISON GROVE
ADDISON GROVE - BLOCK A - BUILDING 4
SOUTH / FRONT ELEVATION
A-3.1
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020
ADDITIONAL BUILDING MATERIALS
NORTH/FRONT ELEVATION
MATERIAL CALCULATION TABLE
BRICK 1428 37.3%
STUCCO BOARD 440 11.5%
TOTAL SURFACE AREA 1934 241%
FAÇADE PLAN NOTES:
MAX 60'-0" FROM GRADE TO MIDPOINT OF ROOF

Exhibit A

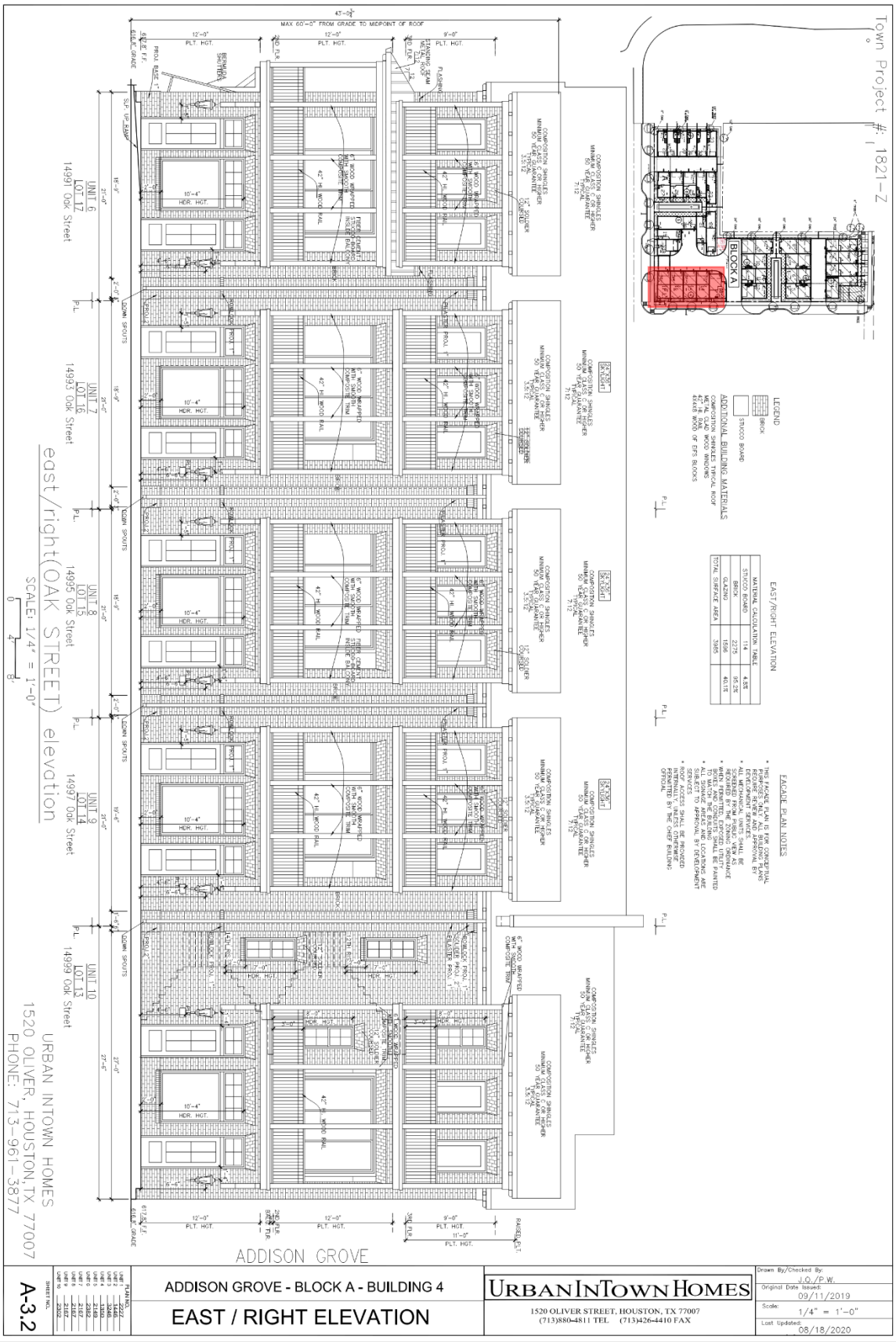

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
COMPOSITION SHINGLES TYPICAL ROOF
42" HI. OAK WOOD WINDOWS
4X48 WOOD OF EPS BLOCKS
EAST/RIGHT ELEVATION
MATERIAL CALCULATION TABLE
STUCCO BOARD 114 4.5%
BRICK 2275 95.2%
GLAZING 1596 40.1%
TOTAL SURFACE AREA 3985
EAGADE PLAN NOTES
east/right(OAK STREET) elevation
SCALE: 1/4" = 1'-0"
14991 Oak Street
14993 Oak Street
14995 Oak Street
14997 Oak Street
14999 Oak Street
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE - BLOCK A - BUILDING 4
EAST / RIGHT ELEVATION
A-3.2
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

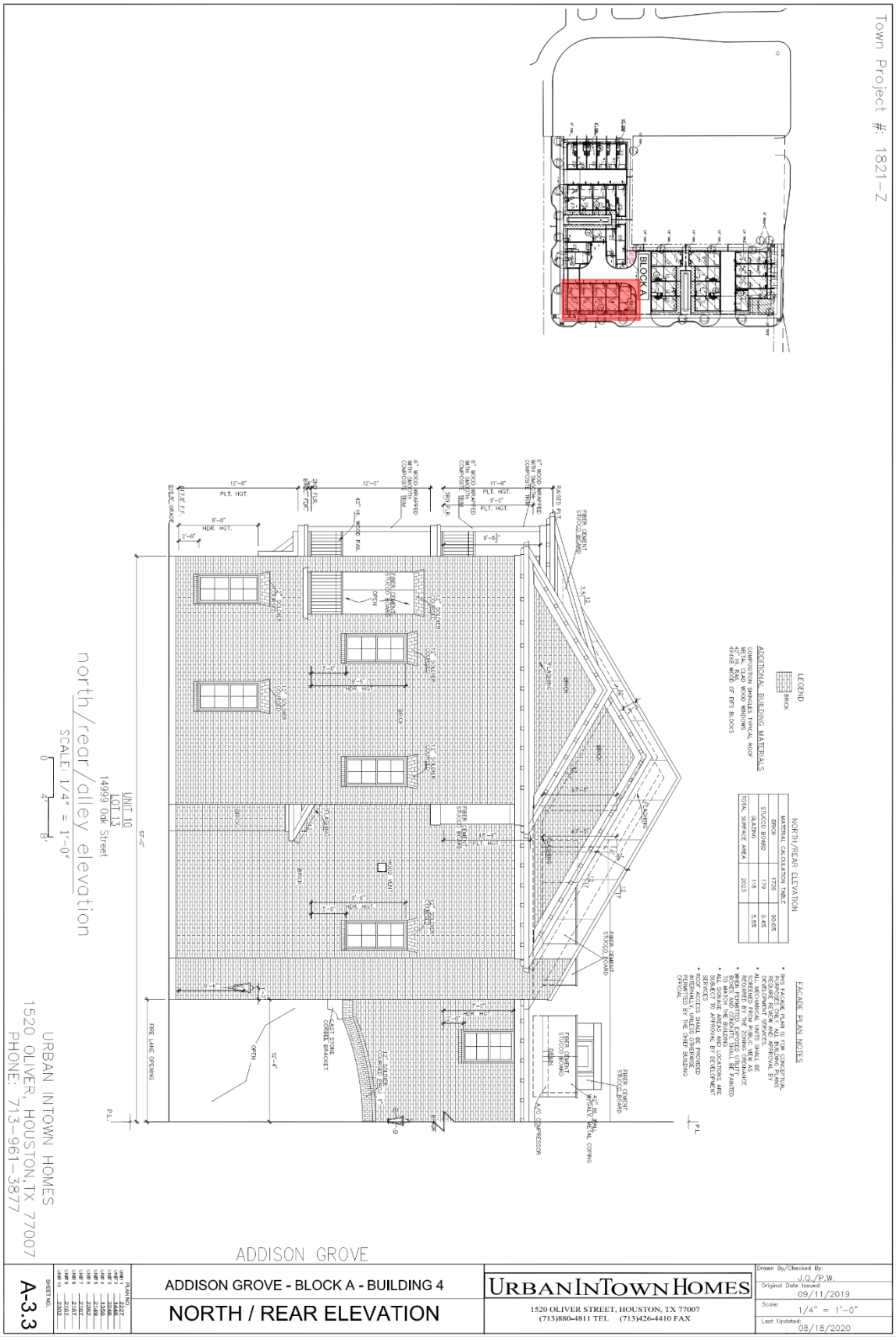

Town Project #: 1821-Z
BLOCK A
north/rear/alley elevation
SCALE 1/4" = 1'-0"
UNIT 10
LOT 13
14999 Oak Street
NORTH/REAR ELEVATION
MATERIAL CALCULATIONS TABLE
BRICK
STUCCO BOARD
GLAZING
TOTAL SURFACE AREA
2003
LEGEND
BRICK
ADDITIONAL BUILDING MATERIALS
FACADE PLAN NOTES
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.3
ADDISON GROVE - BLOCK A - BUILDING 4
NORTH / REAR ELEVATION
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

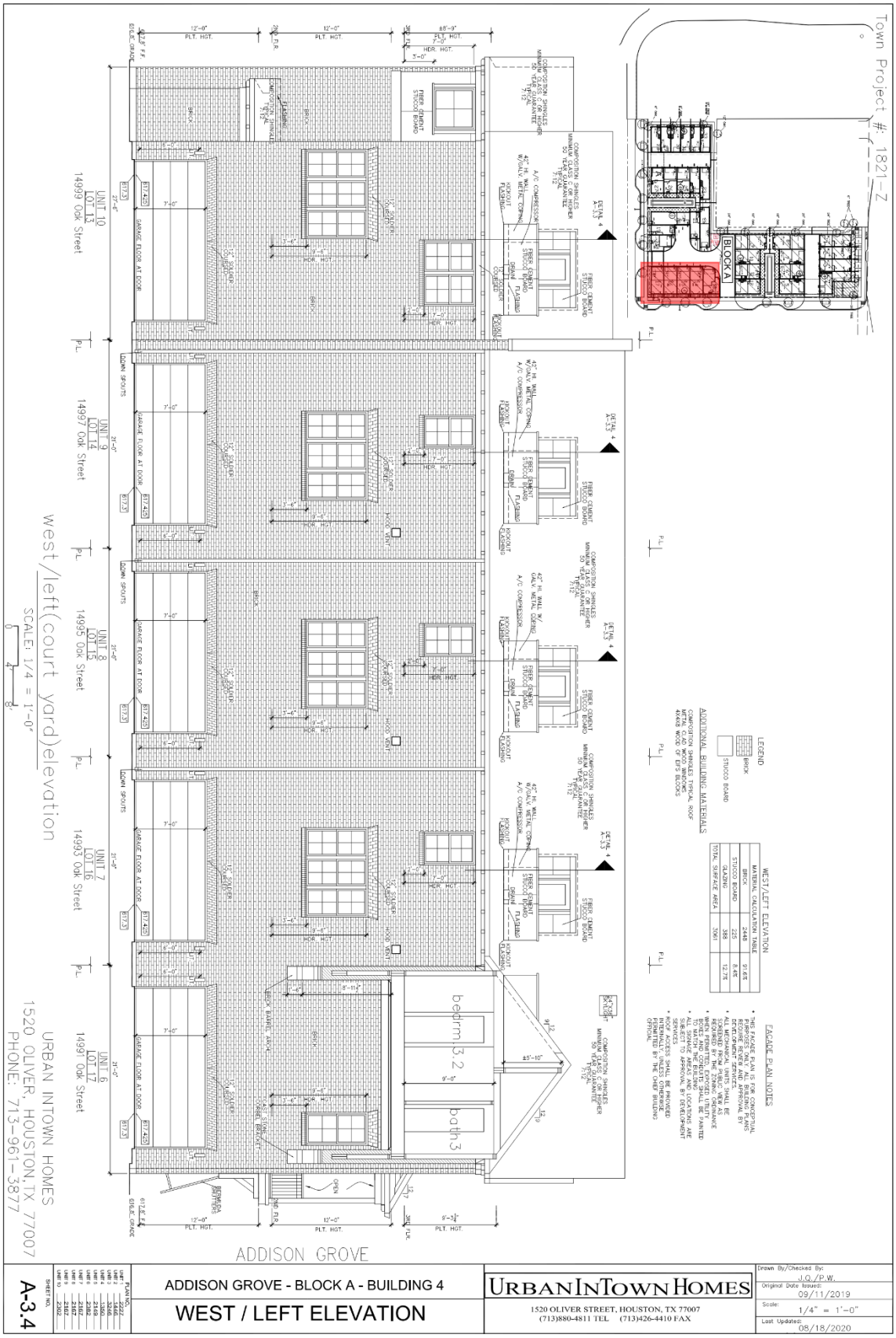

Town Project #: 1821-Z
BLOCK A
west/left(court yard)elevation
SCALE: 1/4 = 1'-0"
UNIT 10
LOT 13
14999 Oak Street
UNIT 9
LOT 14
14997 Oak Street
UNIT 8
LOT 15
14995 Oak Street
UNIT 7
LOT 16
14993 Oak Street
UNIT 6
LOT 17
14991 Oak Street
bedrm 3.2
bath 3
LEGEND
BRICK
STUCCO BOARD
WEST/LEFT ELEVATION
MATERIAL CALCULATION TABLE
BRICK 2448 91.65
STUCCO BOARD 225 8.45
GLAZING 38 12.75
TOTAL SURFACE AREA 3061
ADDITIONAL BUILDING MATERIALS
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
KNEE WALL OF EIFS BELOW
FACADE PLAN NOTES
ADDISON GROVE
ADDISON GROVE - BLOCK A - BUILDING 4
WEST / LEFT ELEVATION
A-3.4
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.G./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 05/18/2020

Exhibit A

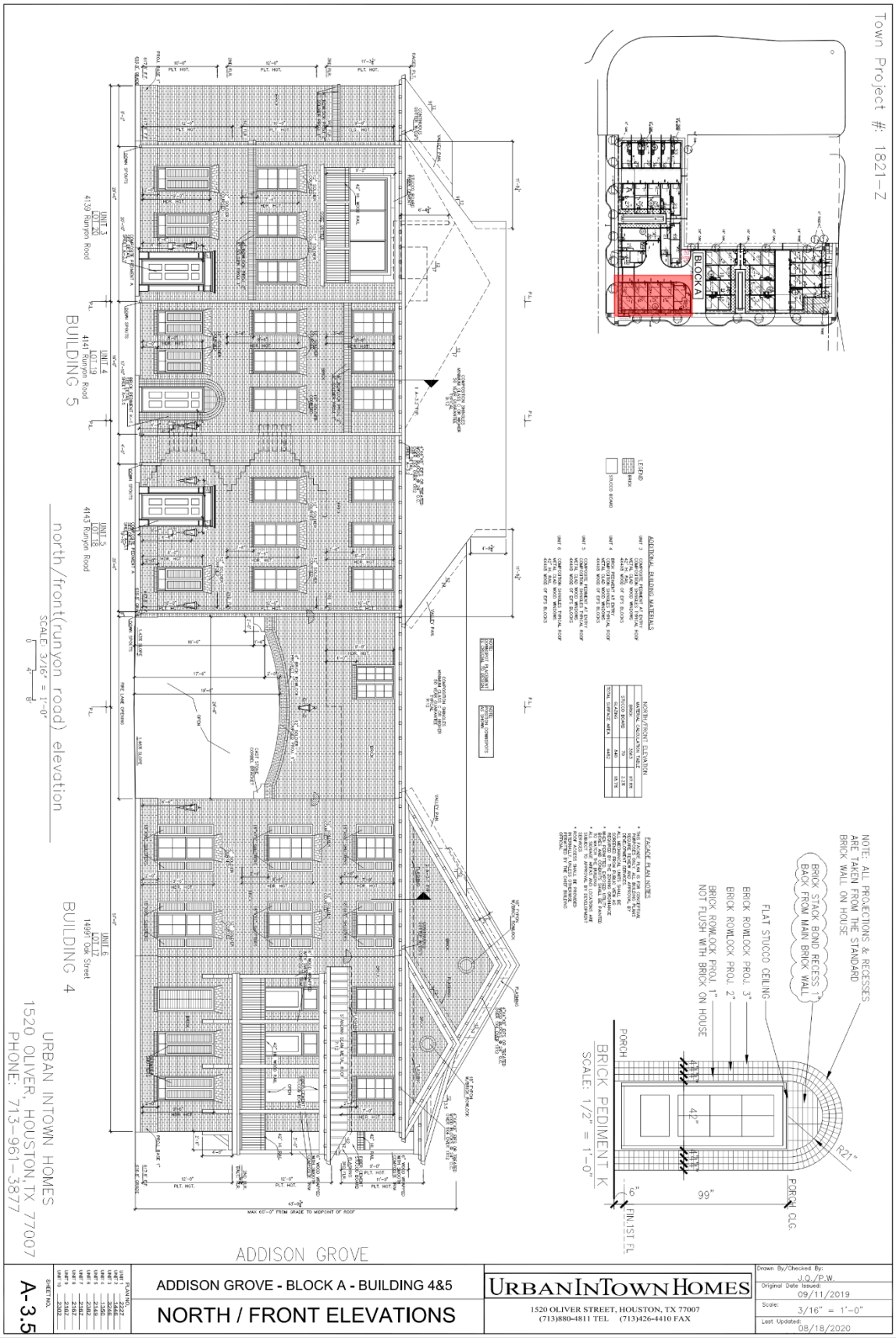

Town Project #: 1821-Z
BUILDING 5
BUILDING 4
north/front(runyon road) elevation
SCALE: 3/16" = 1'-0"
4139 Runyon Road
4141 Runyon Road
4143 Runyon Road
14997 Oak Street
BLOCK A
LEGEND
STUCCO BOARD
BRICK
ADDITIONAL BUILDING MATERIALS
NORTH/FRONT ELEVATION
MATERIAL CALCULATION TABLE
EXTERIOR FINISH NOTES
BRICK PEDIMENT K
SCALE: 1/2" = 1'-0"
NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL ON HOUSE
BRICK STACK BOND RECESS 1" BACK FROM MAIN BRICK WALL
FLAT STUCCO CEILING
BRICK ROWLOCK PROJ. 3"
BRICK ROWLOCK PROJ. 2"
BRICK ROWLOCK PROJ. 1" NOT FLUSH WITH BRICK ON HOUSE
PORCH
42"
R21"
99"
6"
FIN.1ST FL
PORCH CLG.
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.5
ADDISON GROVE - BLOCK A - BUILDING 4&5
NORTH / FRONT ELEVATIONS
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 3/16" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

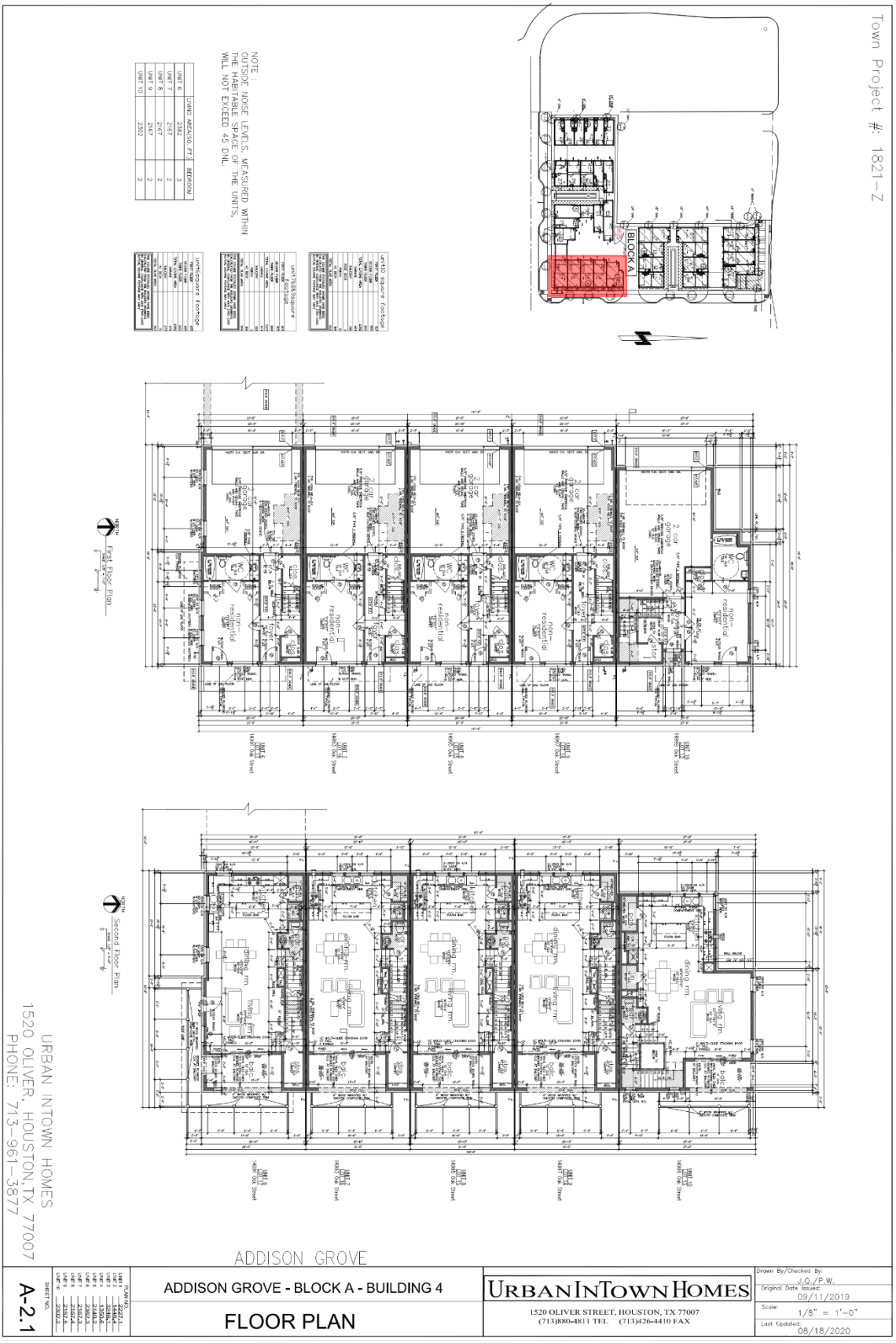
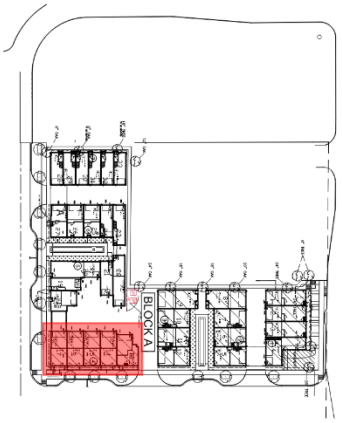
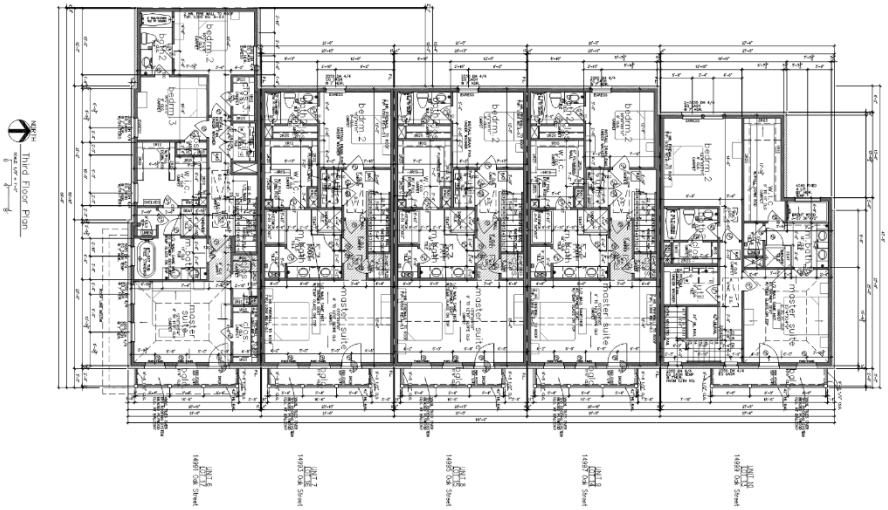

Town Project #: 1821-Z
NOTE : OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.
UNIT 6 2382 3
UNIT 7 2167 2
UNIT 8 2167 2
UNIT 9 2167 2
UNIT 10 2302 2
BLOCK A1
First Floor Plan
Second Floor Plan
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-2.1
ADDISON GROVE - BLOCK A - BUILDING 4
FLOOR PLAN
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.O./F.W.
Original Date Issued: 09/11/2019
Scale: 1/8" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

Town Project #: 1821-Z





URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

ADDISON GROVE

A-2.2	ADDISON GROVE - BLOCK A - BUILDING 4	URBAN INTOWN HOMES	Drawn By/Checked By: J.Q./P.W.
	FLOOR PLAN	1520 OLIVER STREET, HOUSTON, TX 77007 (713)880-4811 TEL (713)426-4410 FAX	Original Date Issued: 09/11/2019
			Scale: 1/8" = 1'-0"
			Last Updated: 08/18/2020

Exhibit A

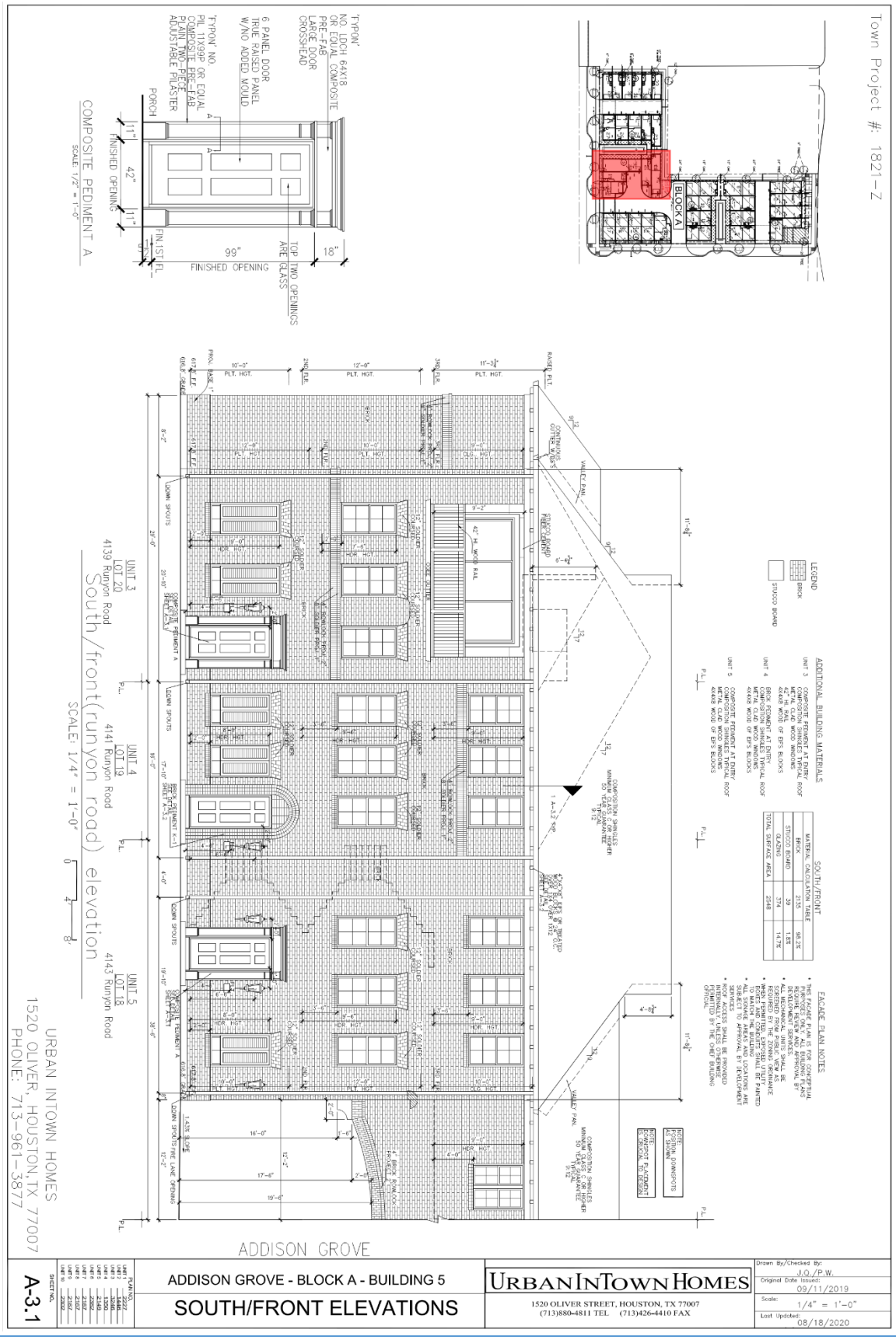

Town Project #: 1821-Z
BLOCK A
COMPOSITE PEDIMENT A
SCALE: 1/2" = 1'-0"
PORCH
FINISHED OPENING
FIN 1ST FL
99" FINISHED OPENING
18"
TOP TWO OPENINGS ARE GLASS
'TYPON' NO. LDCH 64X18 OR EQUAL COMPOSITE PRE-FAB LARGE DOOR CROSSHEAD
6 PANEL DOOR TRUE RAISED PANEL W/NO ADDED MOULD
'TYPON' NO. PIL 11X99P OR EQUAL COMPOSITE PRE-FAB PLANTATION PILASTER ADJUSTABLE PILASTER
LEGEND
BRICK
STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
UNIT 3
UNIT 4
UNIT 5
SOUTH/FRONT
MATERIAL CALCULATION TABLE
BRICK 2135 98.2%
STUCCO BOARD 39 1.8%
GLAZING 374 14.7%
TOTAL SURFACE AREA 2548
FACADE PLAN NOTES
South/front(runyon road) elevation
SCALE: 1/4" = 1'-0"
UNIT 3 LOT 20 4139 Runyon Road
UNIT 4 LOT 19 4141 Runyon Road
UNIT 5 LOT 18 4143 Runyon Road
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE - BLOCK A - BUILDING 5
SOUTH/FRONT ELEVATIONS
A-3.1
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

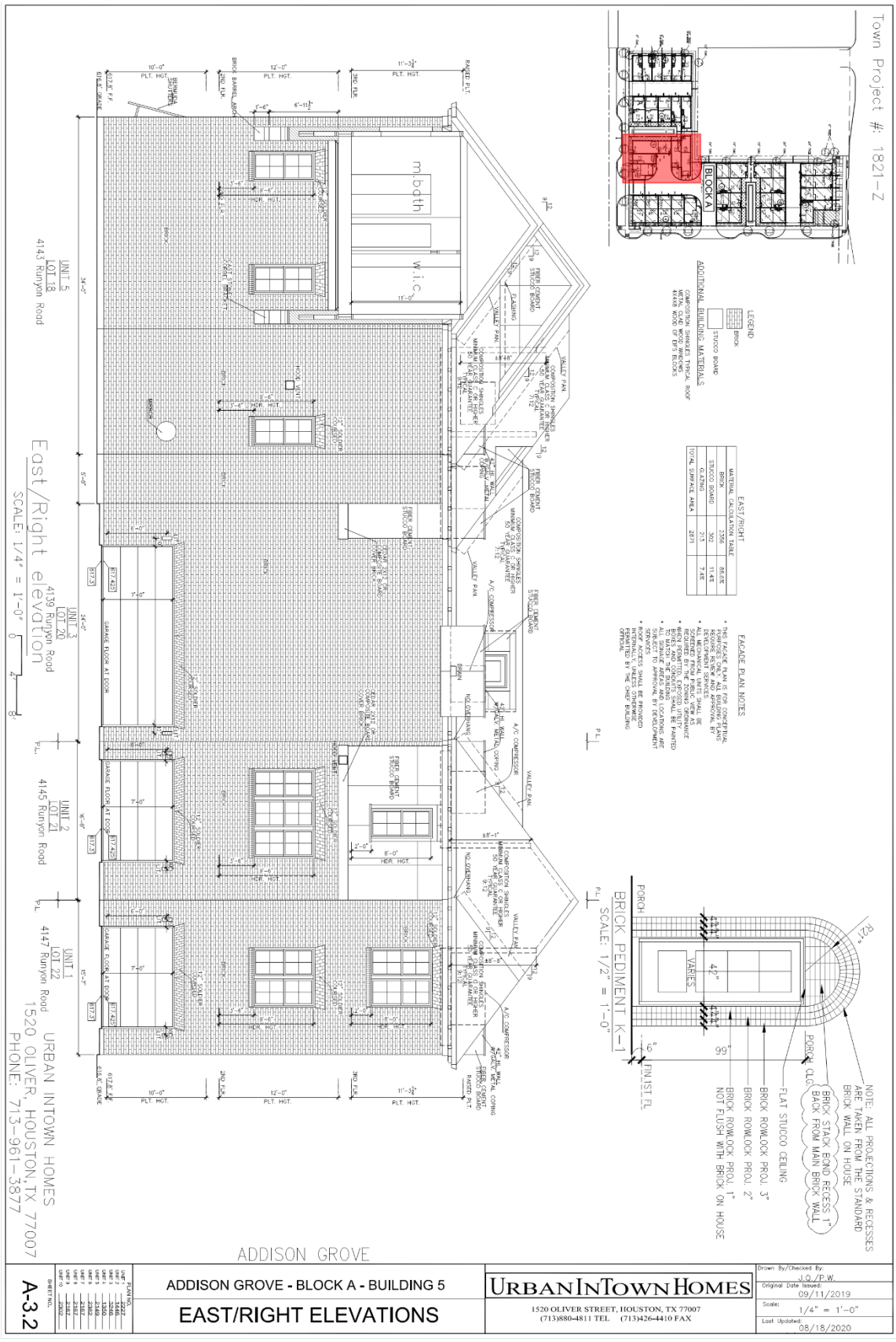

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
EAST/RIGHT
MATERIAL CALCULATION TABLE
BRICK
STUCCO BOARD
GLAZING
TOTAL SURFACE AREA
FACADE PLAN NOTES
East/Right elevation
SCALE: 1/4" = 1'-0"
UNIT 5
LOT 18
4143 Runyon Road
UNIT 4
LOT 20
4139 Runyon Road
UNIT 3
LOT 21
4145 Runyon Road
UNIT 2
LOT 22
4147 Runyon Road
UNIT 1
BRICK PEDIMENT K-1
SCALE: 1/2" = 1'-0"
PORCH
FINISH FL
FLAT STUCCO CEILING
BRICK ROWLOCK PROJ. 3"
BRICK ROWLOCK PROJ. 2"
BRICK ROWLOCK PROJ. 1"
NOT FLUSH WITH BRICK ON HOUSE
NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL ON HOUSE
BRICK STACK BOND RECESS 1" BACK FROM MAIN BRICK WALL
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.2
ADDISON GROVE - BLOCK A - BUILDING 5
EAST/RIGHT ELEVATIONS
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

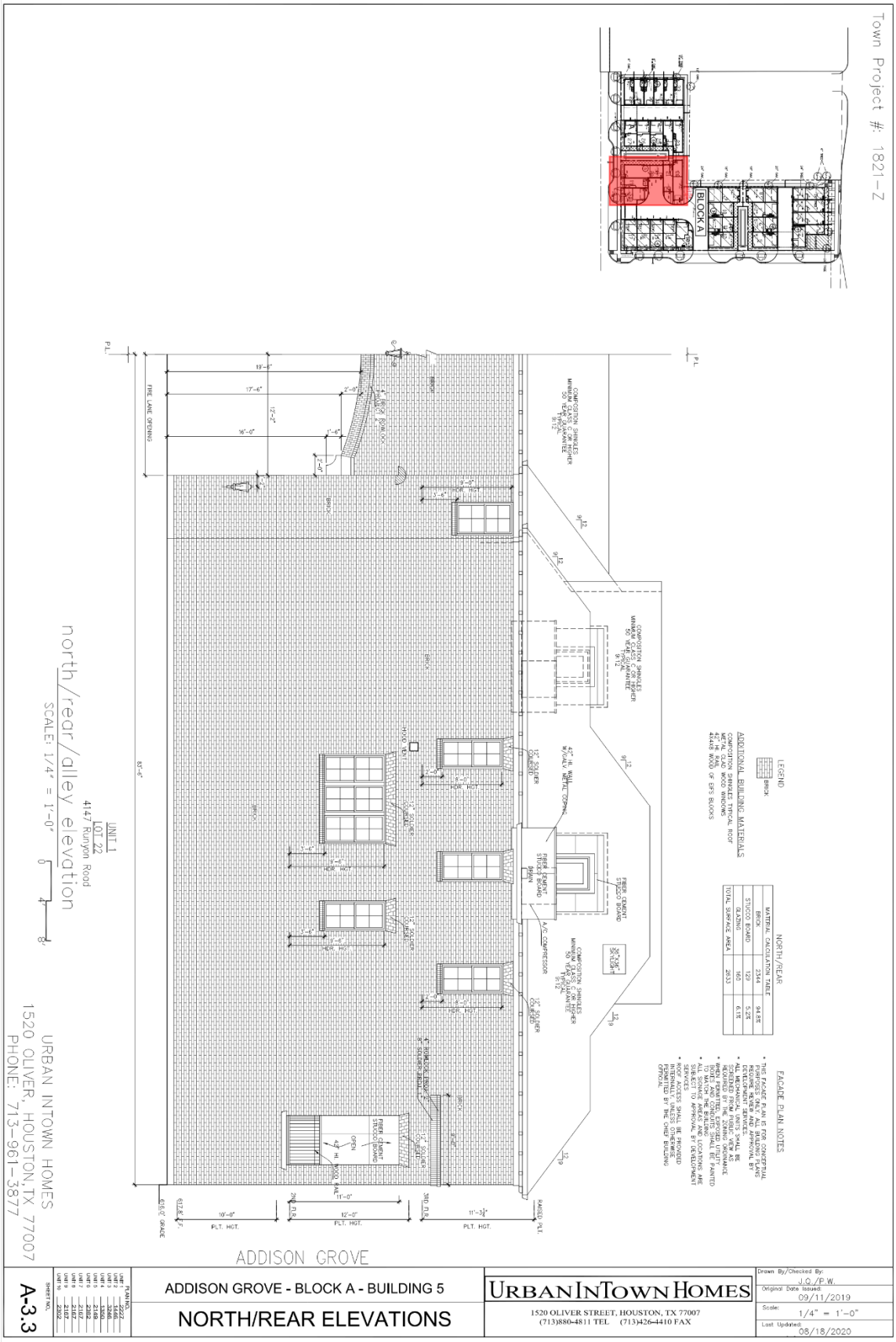

Town Project #: 1821-Z
BLOCK A
north/rear/alley elevation
SCALE: 1/4" = 1'-0"
UNIT 1
LOT 22
4147 Runyon Road
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
ADDISON GROVE - BLOCK A - BUILDING 5
NORTH/REAR ELEVATIONS
A-3.3
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020
LEGEND
BRICK
ADDITIONAL BUILDING MATERIALS
NORTH/REAR
MATERIAL CALCULATION TABLE
BRICK
STUCCO BOARD
GLAZING
TOTAL SURFACE AREA
FAÇADE PLAN NOTES

Exhibit A

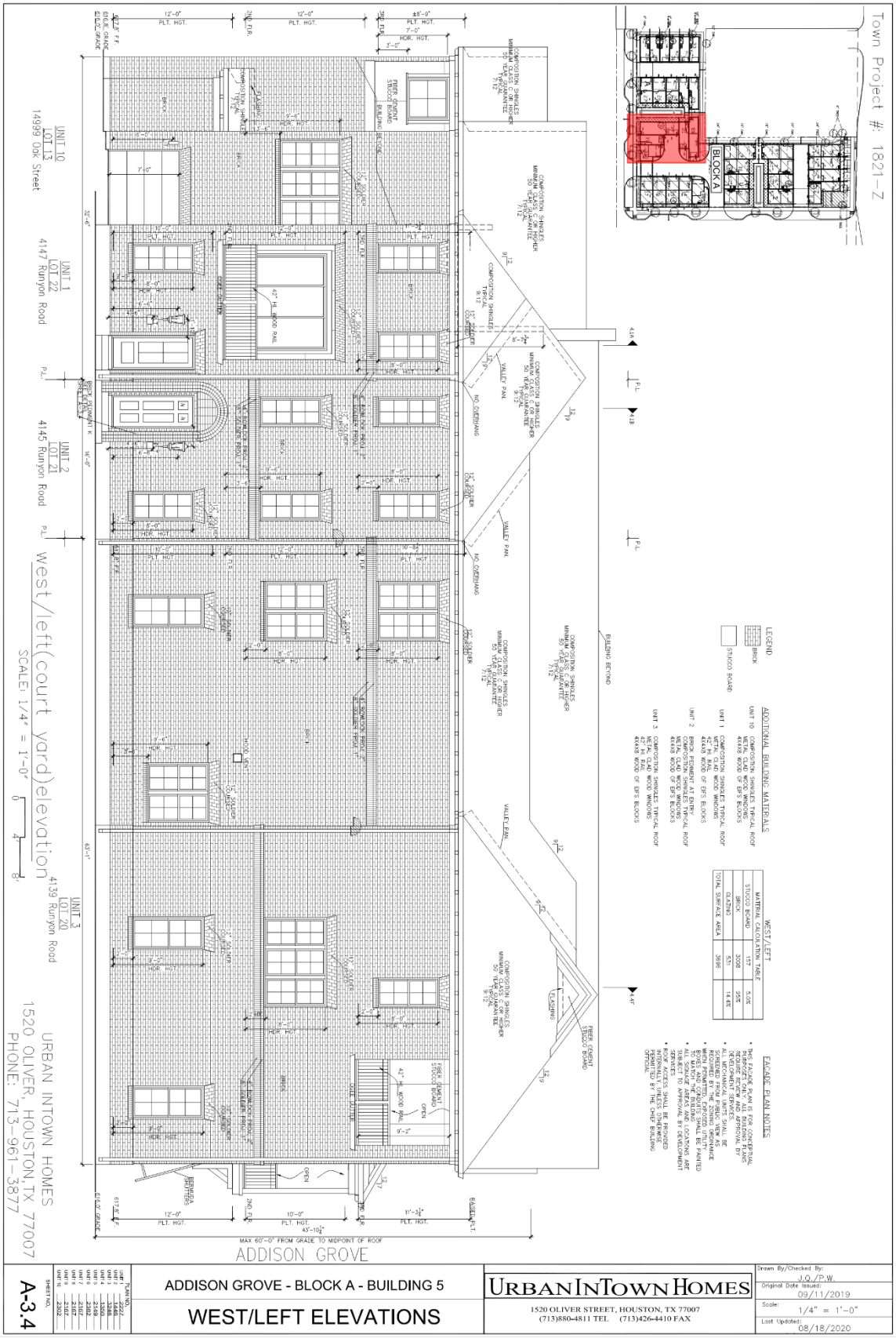

Town Project #: 1821-Z
BLOCK A
UNIT 10
LOT 13
14999 Oak Street
UNIT 1
LOT 22
4147 Runyon Road
UNIT 2
LOT 21
4145 Runyon Road
UNIT 3
LOT 20
4139 Runyon Road
west/left(court yard)elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
LEGEND
BRICK
STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
UNIT 10
UNIT 1
UNIT 2
UNIT 3
WEST/LEFT
MATERIAL CALCULATION TABLE
STUCCO BOARD
BRICK
GLAZING
TOTAL SURFACE AREA
FACADE PLAN NOTES
ADDISON GROVE - BLOCK A - BUILDING 5
WEST/LEFT ELEVATIONS
A-3.4
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

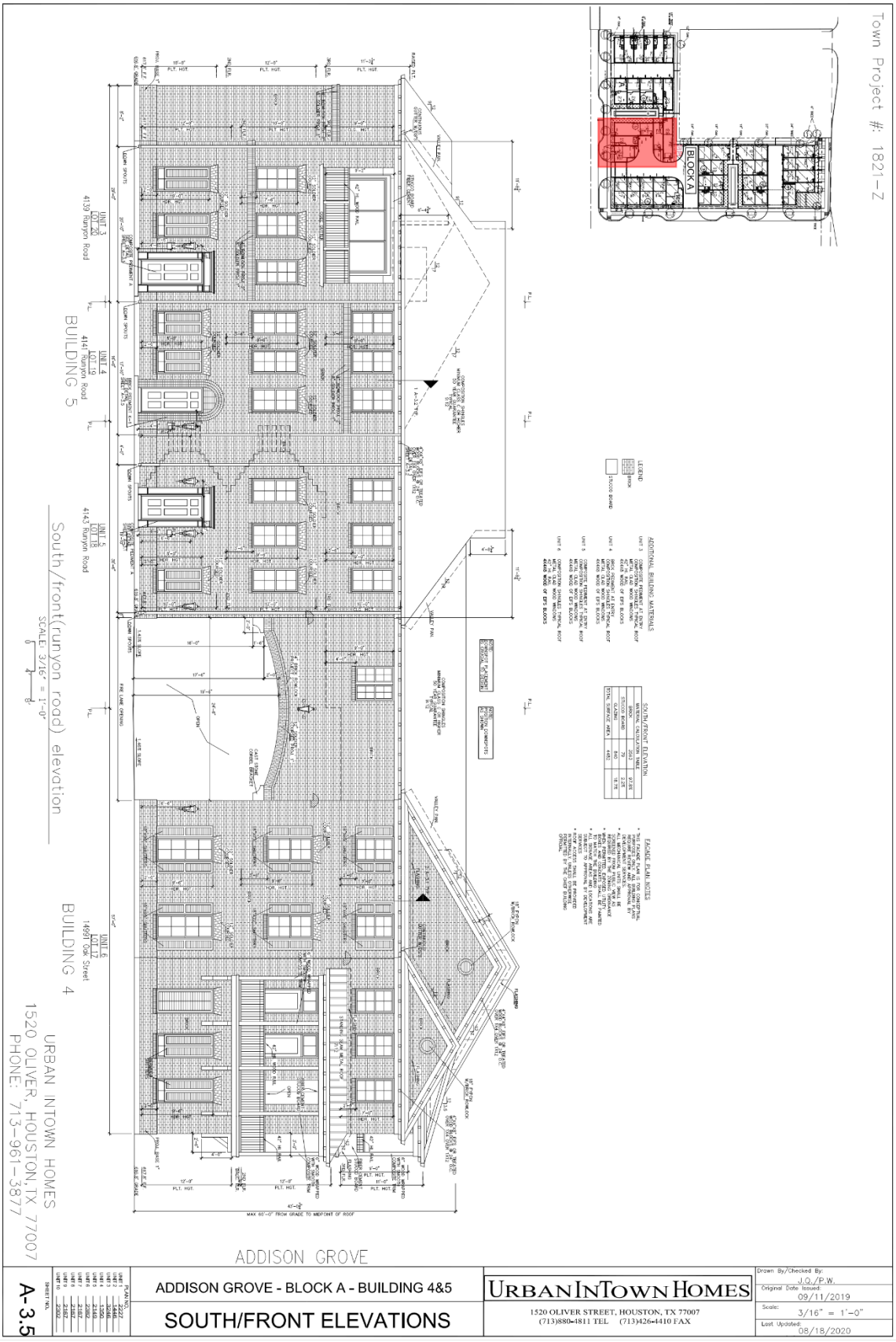

Town Project #: 1821-Z
BLOCK A
BUILDING 5
BUILDING 4
South/front(runyon road) elevation
SCALE: 3/16" = 1'-0"
ADDISON GROVE
ADDISON GROVE - BLOCK A - BUILDING 4&5
SOUTH/FRONT ELEVATIONS
A-3.5
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-1811 TEL (713)426-1410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 3/16" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

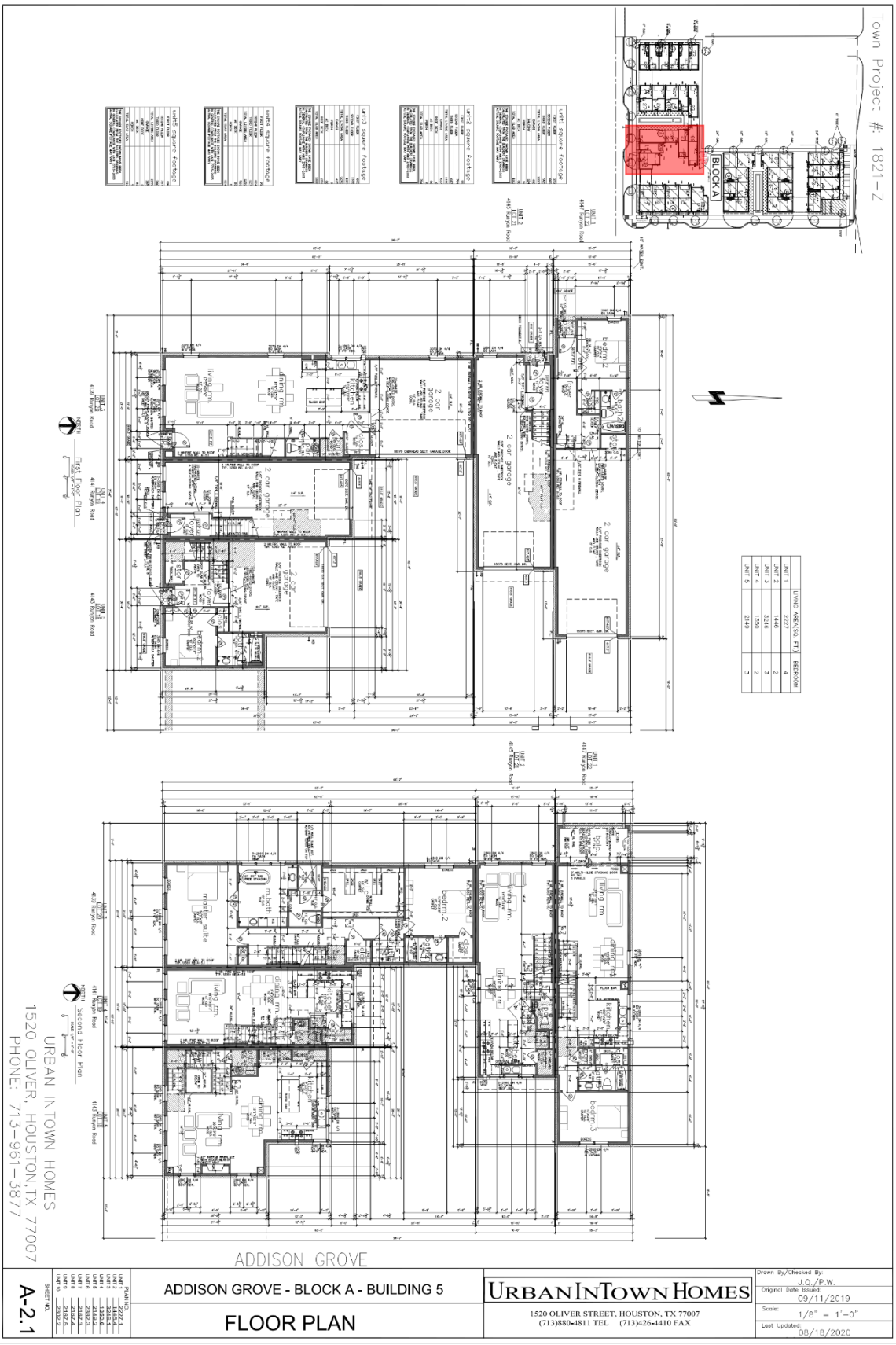

Town Project #: 1821-Z
BLOCK A
ADDISON GROVE
ADDISON GROVE - BLOCK A - BUILDING 5
FLOOR PLAN
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-1811 TEL (713)426-4410 FAX
A-2.1
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Exhibit A

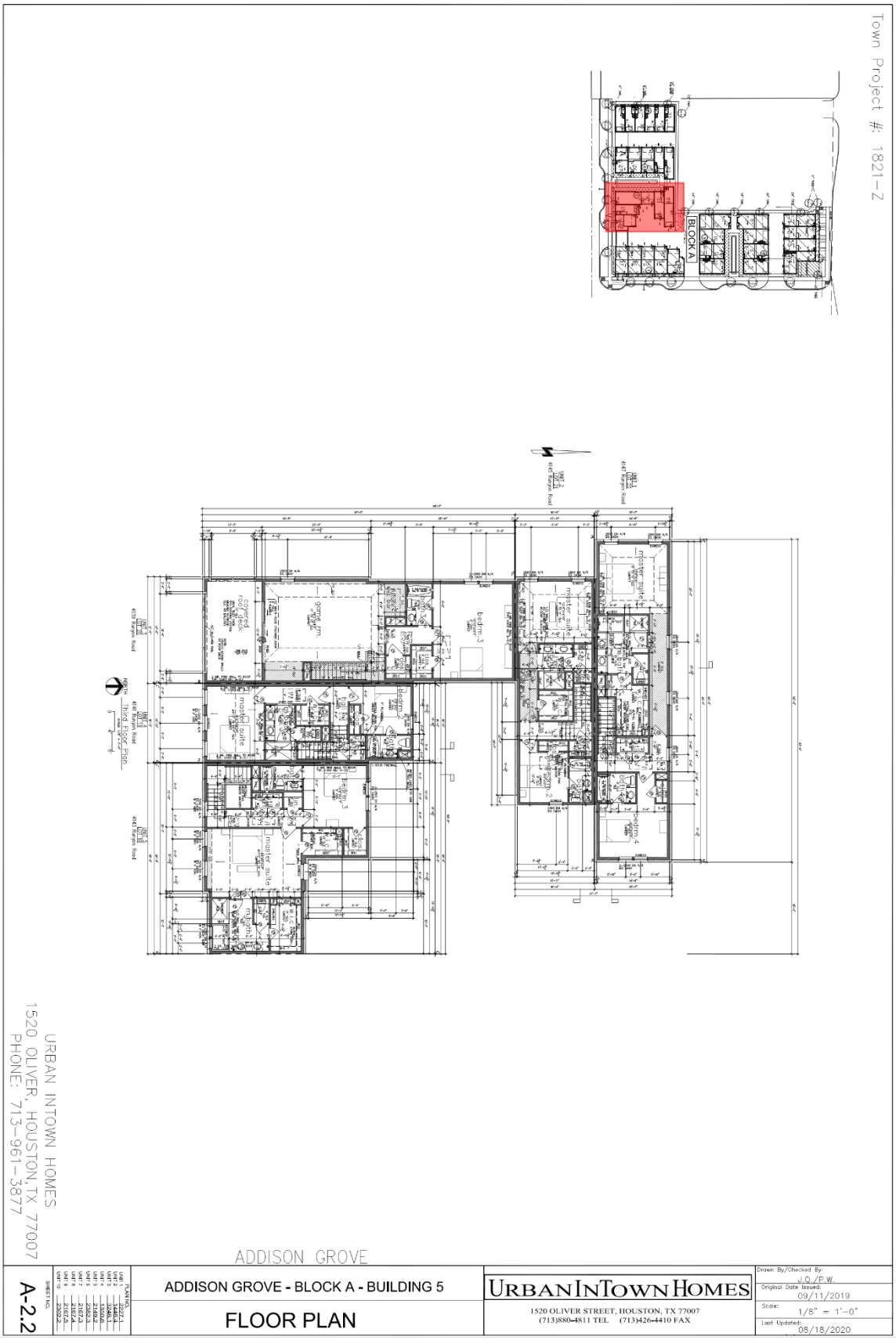

Town Project #: 1821-Z
BLOCK A
Third Floor Plan
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-2.2
ADDISON GROVE - BLOCK A - BUILDING 5
FLOOR PLAN
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/8" = 1'-0"
Last Updated: 08/18/2020

Exhibit A

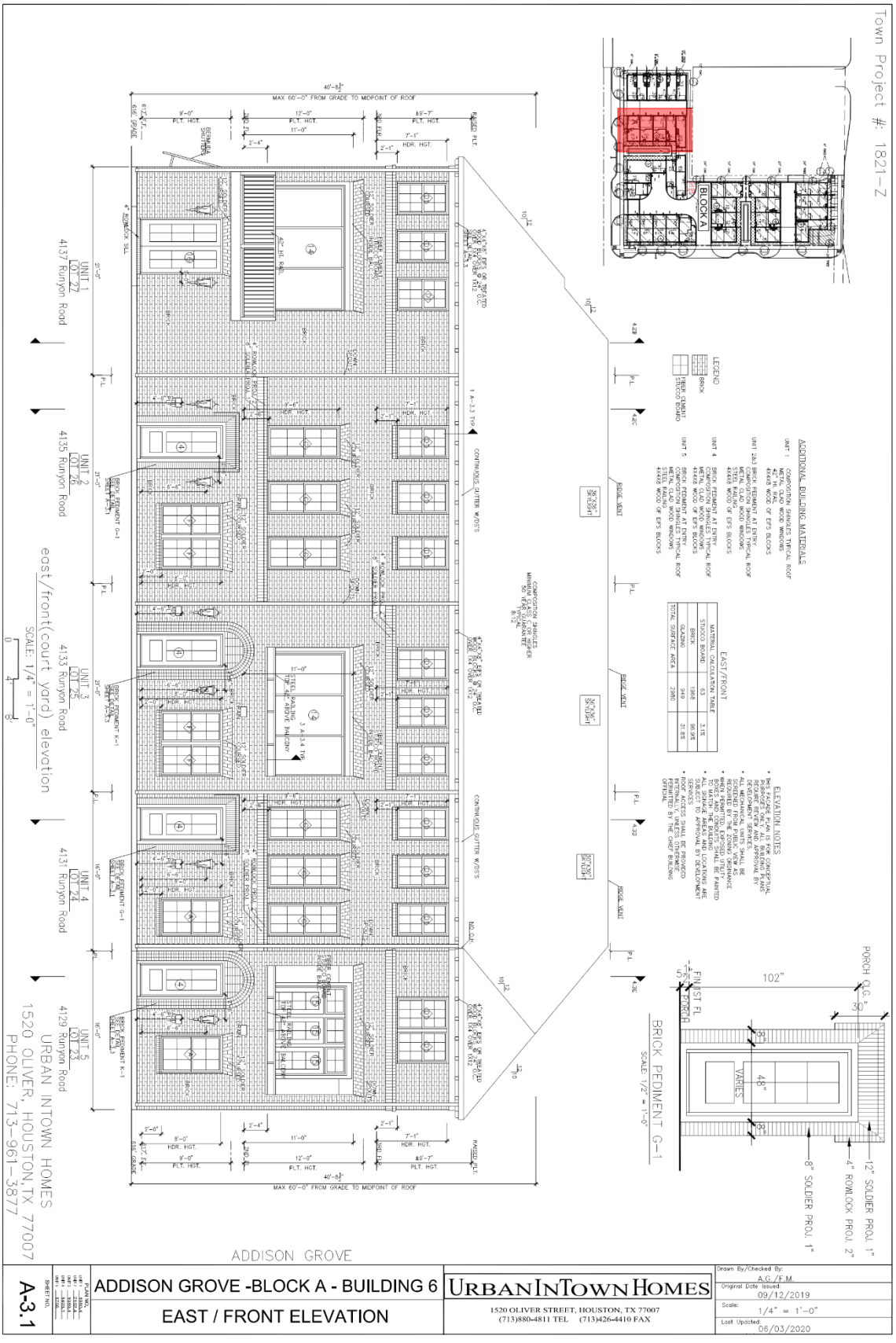

Town Project #: 1821-Z
BLOCK A
ADDITIONAL BUILDING MATERIALS
LEGEND
BRICK
STUCCO BOARD
EAST/FRONT
MATERIAL CALCULATION TABLE
STUCCO BOARD
BRICK
GLAZING
TOTAL SURFACE AREA
ELEVATION NOTES
BRICK PEDIMENT G-1
SCALE: 1/2" = 1'-0"
4137 Runyon Road
UNIT 1
LOT 27
4135 Runyon Road
UNIT 2
LOT 26
4133 Runyon Road
UNIT 3
LOT 25
4131 Runyon Road
UNIT 4
LOT 24
4129 Runyon Road
UNIT 5
LOT 23
east/front(court yard) elevation
SCALE: 1/4" = 1'-0"
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.1
ADDISON GROVE -BLOCK A - BUILDING 6
EAST / FRONT ELEVATION
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

Exhibit A

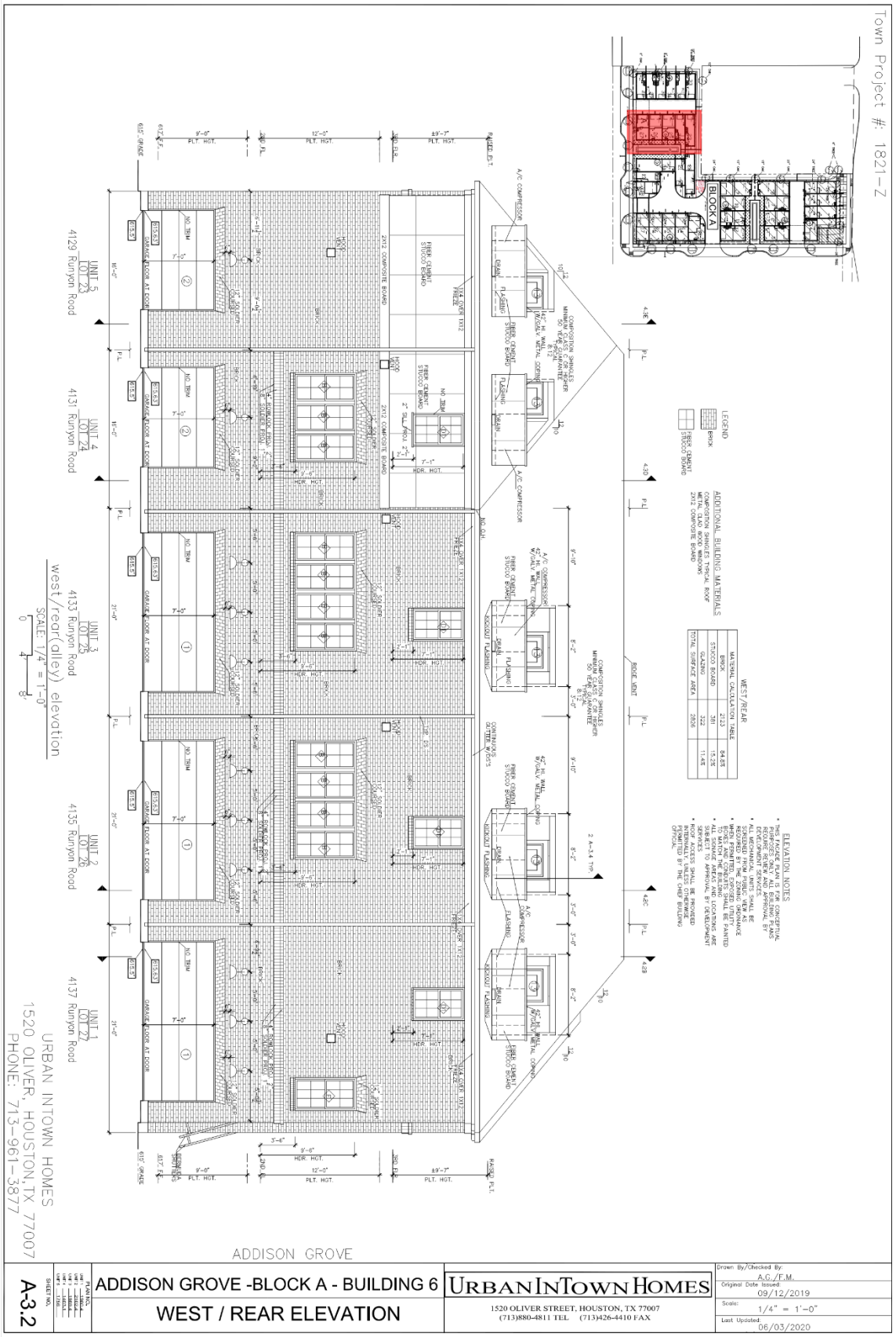

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
WEST/REAR
MATERIAL CALCULATION TABLE
BRICK 2123 84.85
STUCCO BOARD 381 15.26
GLAZING 322 11.48
TOTAL SURFACE AREA 2806
ELEVATION NOTES
UNIT 5 LOT 23 4129 Runyon Road
UNIT 4 LOT 24 4131 Runyon Road
UNIT 3 LOT 25 4133 Runyon Road
UNIT 2 LOT 26 4135 Runyon Road
UNIT 1 LOT 27 4137 Runyon Road
west/rear(alley) elevation
SCALE: 1/4" = 1'-0"
ADDISON GROVE
URBAN IN TOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-3.2
ADDISON GROVE -BLOCK A - BUILDING 6
WEST / REAR ELEVATION
URBAN IN TOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

Exhibit A

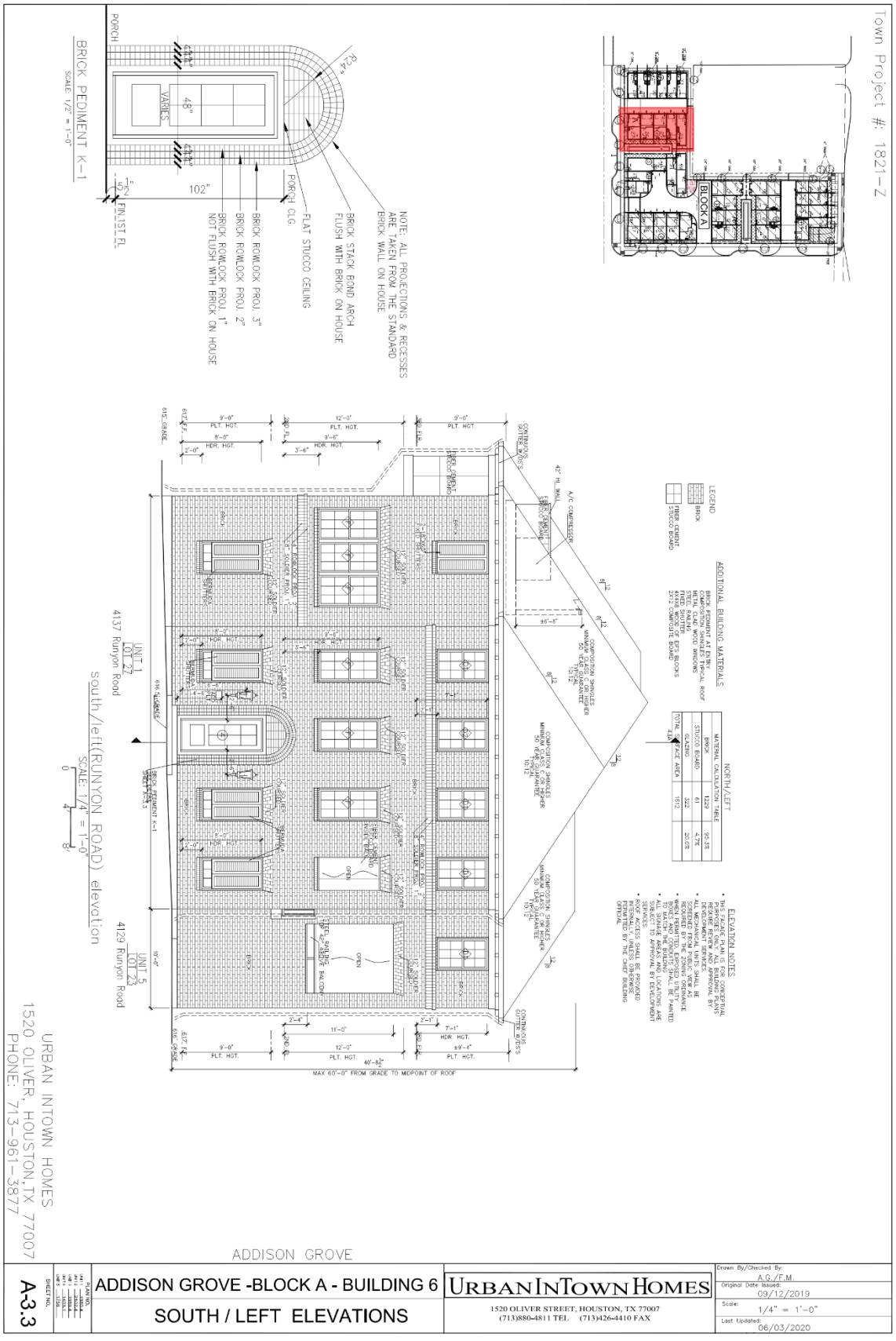

Town Project #: 1821-2
BRICK PEDIMENT K-1
SCALE 1/2" = 1'-0"
PORCH
VARIES
48"
24"
102"
FIN.1ST FL.
PORCH CLG.
FLAT STUCCO CEILING
BRICK STACK BOND ARCH FLUSH WITH BRICK ON HOUSE
BRICK ROWLOCK PROJ. 3"
BRICK ROWLOCK PROJ. 2"
BRICK ROWLOCK PROJ. 1" NOT FLUSH WITH BRICK ON HOUSE
NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL ON HOUSE
BLOCK A
LEGEND
BRICK
FIBER CEMENT STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
MATERIAL CALCULATION TABLE
BRICK
STUCCO BOARD
TOTAL GLAZING AREA
TOTAL GLAZING %
NORTH/LEFT
SOUTH/LEFT(RUNYON ROAD) ELEVATION
SCALE: 1/4" = 1'-0"
UNIT 1 LOT 27
4137 Runyon Road
UNIT 5 LOT 23
4129 Runyon Road
ELEVATION NOTES
ADDISON GROVE
ADDISON GROVE -BLOCK A - BUILDING 6
SOUTH / LEFT ELEVATIONS
A-3.3
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Exhibit A

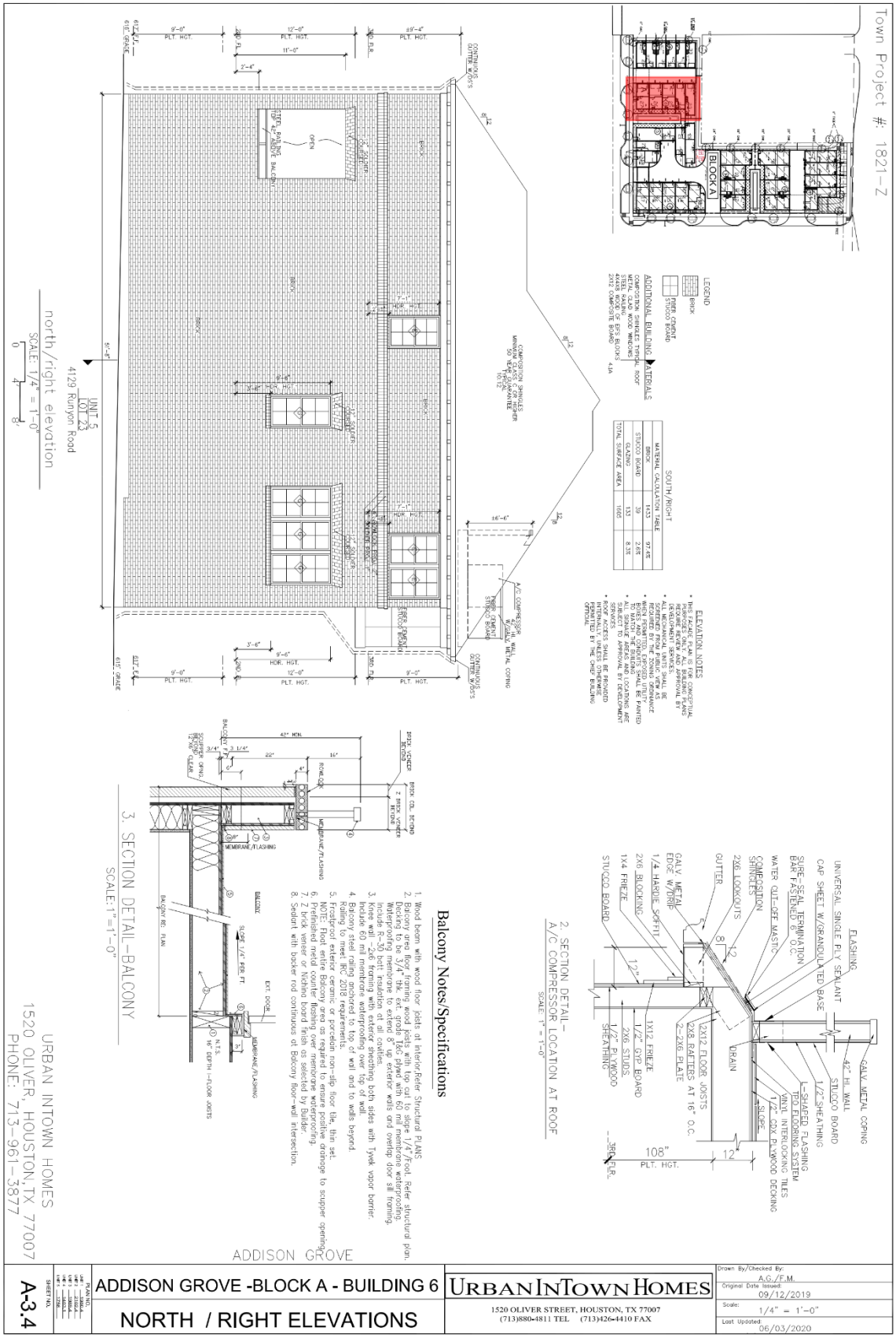

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT STUCCO BOARD
ADDITIONAL BUILDING MATERIALS
COMPOSITION SHINGLES TYPICAL ROOF
SMOOTH CLAD WOOD WINDOWS
SMOOTH CLAD WOOD OR EIFS BLOCKS
4X4SB WOOD OR EIFS BLOCKS
2X12 COMPOSITE BOARD
SOUTH/RIGHT
MATERIAL CALCULATION TABLE
BRICK 1433 97.4%
STUCCO BOARD 39 2.6%
GLAZING 133 8.3%
TOTAL SURFACE AREA 1602
ELEVATION NOTES
THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE FINAL APPROVAL BY DEVELOPMENT SERVICES.
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
ALL VENTS, GUTTER DOWNSPOUTS, FLASHINGS, METER BOXES AND CONDUITS SHALL BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
ROOF ACCESS SHALL BE PROVIDED WITHOUT PENETRATING ROOFING MATERIALS PERMITTED BY THE CHIEF BUILDING OFFICIAL
north/right elevation
SCALE: 1/4" = 1'-0"
4129 Runyon Road
UNIT 5
LOT 23
3. SECTION DETAIL-BALCONY
SCALE: 1"=1'-0"
2. SECTION DETAIL - A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"
Balcony Notes/Specifications
1. Wood beam with wood floor joists at interior.Refer Structural PLANS.
2. Balcony area floor framing wood joists with top cut to slope 1/4"/foot. Refer structural plan.
3. Decking to be 3/4" thk. ext. grade T&G plywd with 60 mil membrane waterproofing. Waterproofing membrane to extend 8" up exterior walls and overlap door sill framing.
4. Balcony steel railing anchored to top of wall and to walls beyond.
5. Knee wall -2x6 framing with exterior sheathing both sides with Tyvek vapor barrier. Include 60 mil membrane waterproofing over top of wall.
6. Railing to meet IRC 2018 requirements.
7. Frostproof exterior ceramic or porcelain non-slip floor tile, thin set.
8. NOTE: Flod entire Balcony area as required to ensure positive drainage to scupper opening.
9. Provide 2 metal scuppers for Balcony as selected by Builder.
10. Sealant with backer rod continuous at Balcony floor-wall intersection.
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-3.4
ADDISON GROVE -BLOCK A - BUILDING 6
NORTH / RIGHT ELEVATIONS
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: A.G./E.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

Exhibit A

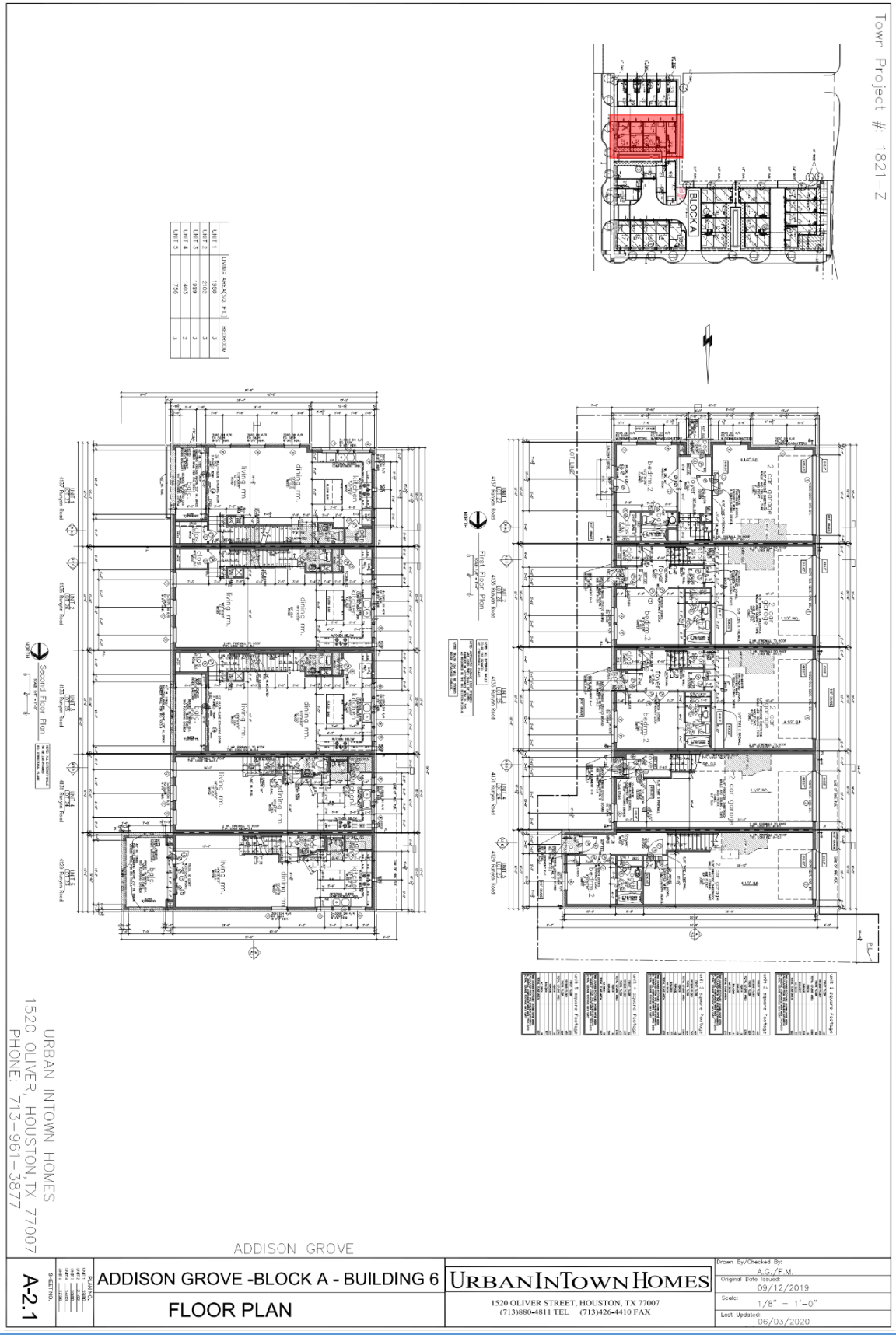

Town Project #: 1821-Z
BLOCK A
UNIT 1 1950 3
UNIT 2 2102 3
UNIT 3 1993 3
UNIT 4 1993 2
UNIT 5 1756 3
First Floor Plan
Second Floor Plan
NORTH
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.1
ADDISON GROVE -BLOCK A - BUILDING 6
FLOOR PLAN
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2020

Exhibit A

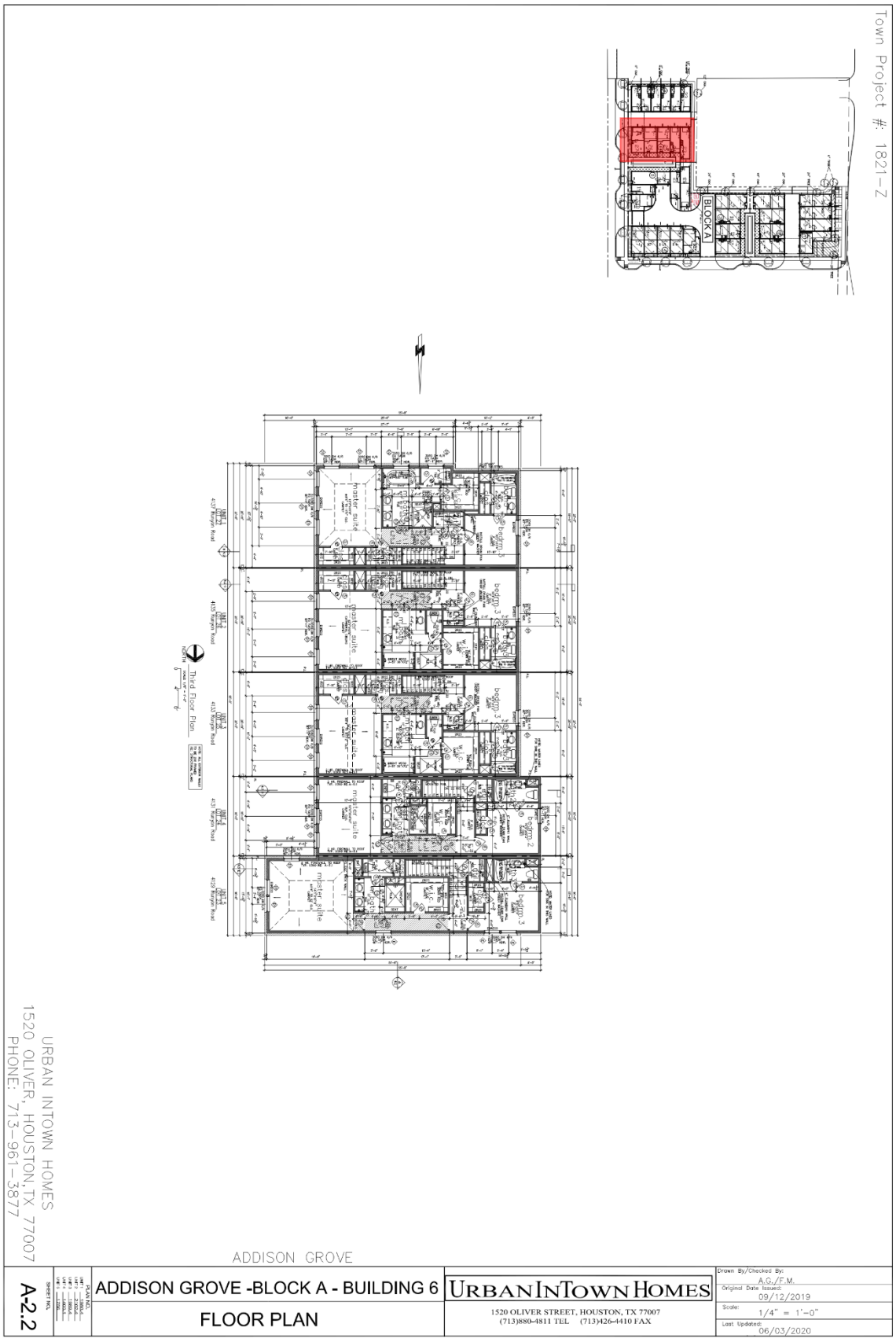

Town Project #: 1821-Z
BLOCK A
Third Floor Plan
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-2.2
ADDISON GROVE -BLOCK A - BUILDING 6
FLOOR PLAN
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

Exhibit A

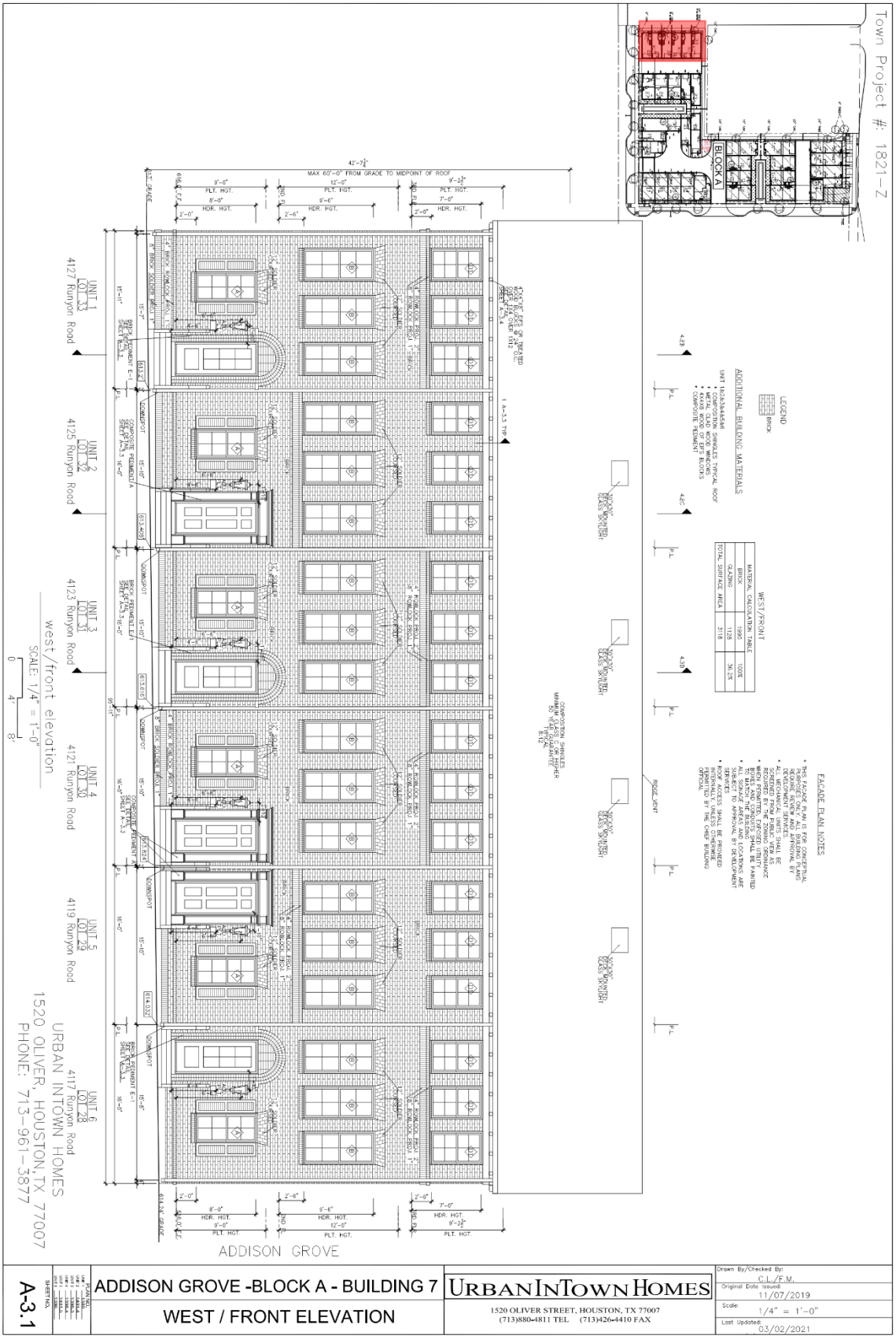

Town Project #: 1821-Z
BLOCK A
ADDISON GROVE
west/front elevation
SCALE: 1/4" = 1'-0"
4127 Runyon Road
4125 Runyon Road
4123 Runyon Road
4121 Runyon Road
4119 Runyon Road
4117 Runyon Road
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
LEGEND
BRICK
ADDITIONAL BUILDING MATERIALS
WEST/FRONT
MATERIAL CALCULATION TABLE
BRICK 1990 100%
GLAZING 1128 36.3%
TOTAL SURFACE AREA 3118
FACADE PLAN NOTES
ADDISON GROVE -BLOCK A - BUILDING 7
WEST / FRONT ELEVATION
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021
A-3.1

Exhibit A

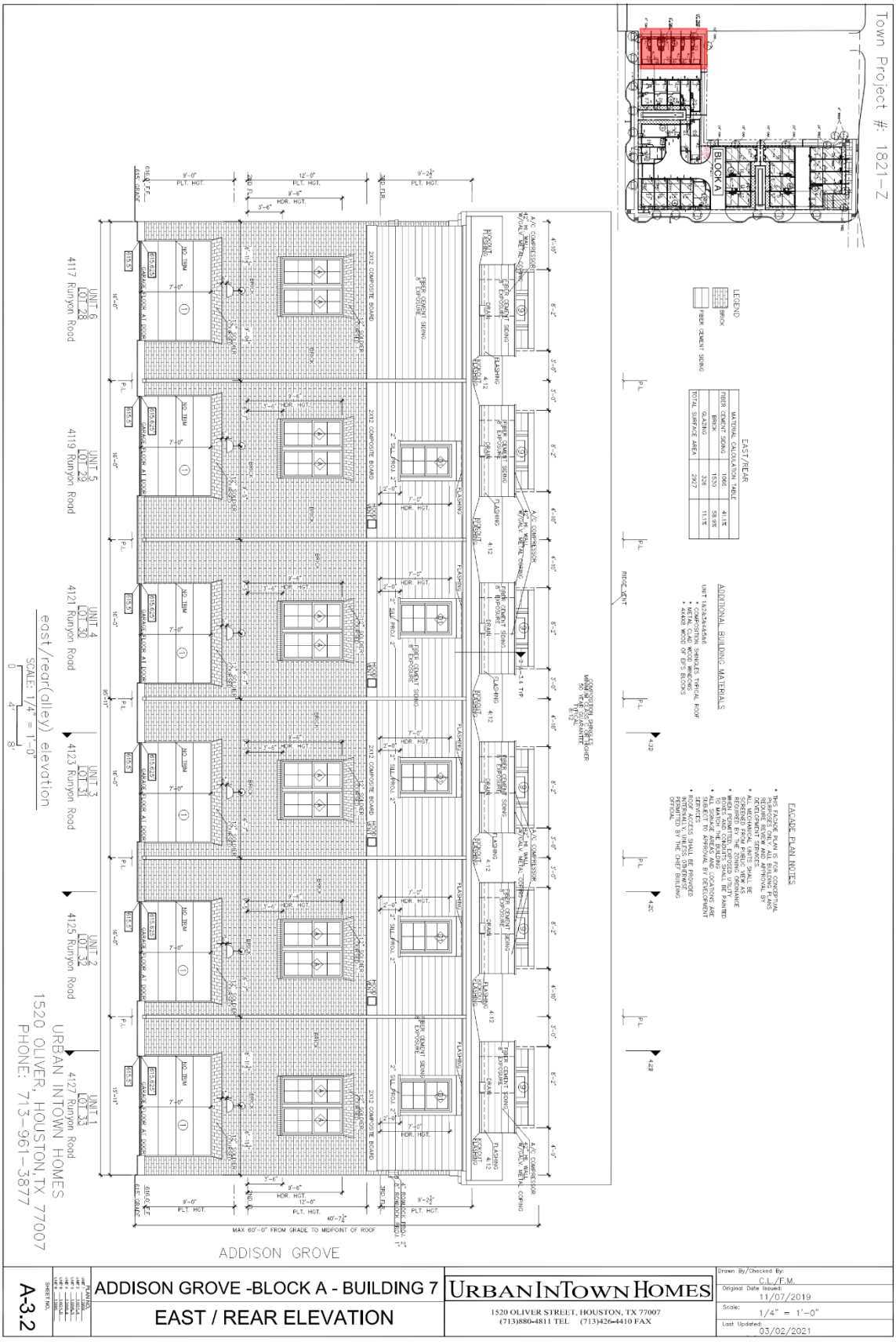

Town Project #: 1821-Z
BLOCK A
LEGEND
BRICK
FIBER CEMENT SIDING
EAST/REAR
MATERIAL CALCULATION TABLE
FIBER CEMENT SIDING 1965 41.1%
BRICK 1530 58.9%
GLAZING 328 11.1%
TOTAL SURFACE AREA 2927
ADDITIONAL BUILDING MATERIALS
FACADE PLAN NOTES
east/rear(alley) elevation
SCALE: 1/4" = 1'-0"
4117 Runyon Road
4119 Runyon Road
4121 Runyon Road
4123 Runyon Road
4125 Runyon Road
4127 Runyon Road
UNIT 6 LOT 28
UNIT 5 LOT 29
UNIT 4 LOT 30
UNIT 3 LOT 31
UNIT 2 LOT 32
UNIT 1 LOT 33
MAX 60'-0" FROM GRADE TO MIDPOINT OF ROOF
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-3.2
ADDISON GROVE -BLOCK A - BUILDING 7
EAST / REAR ELEVATION
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

Exhibit A

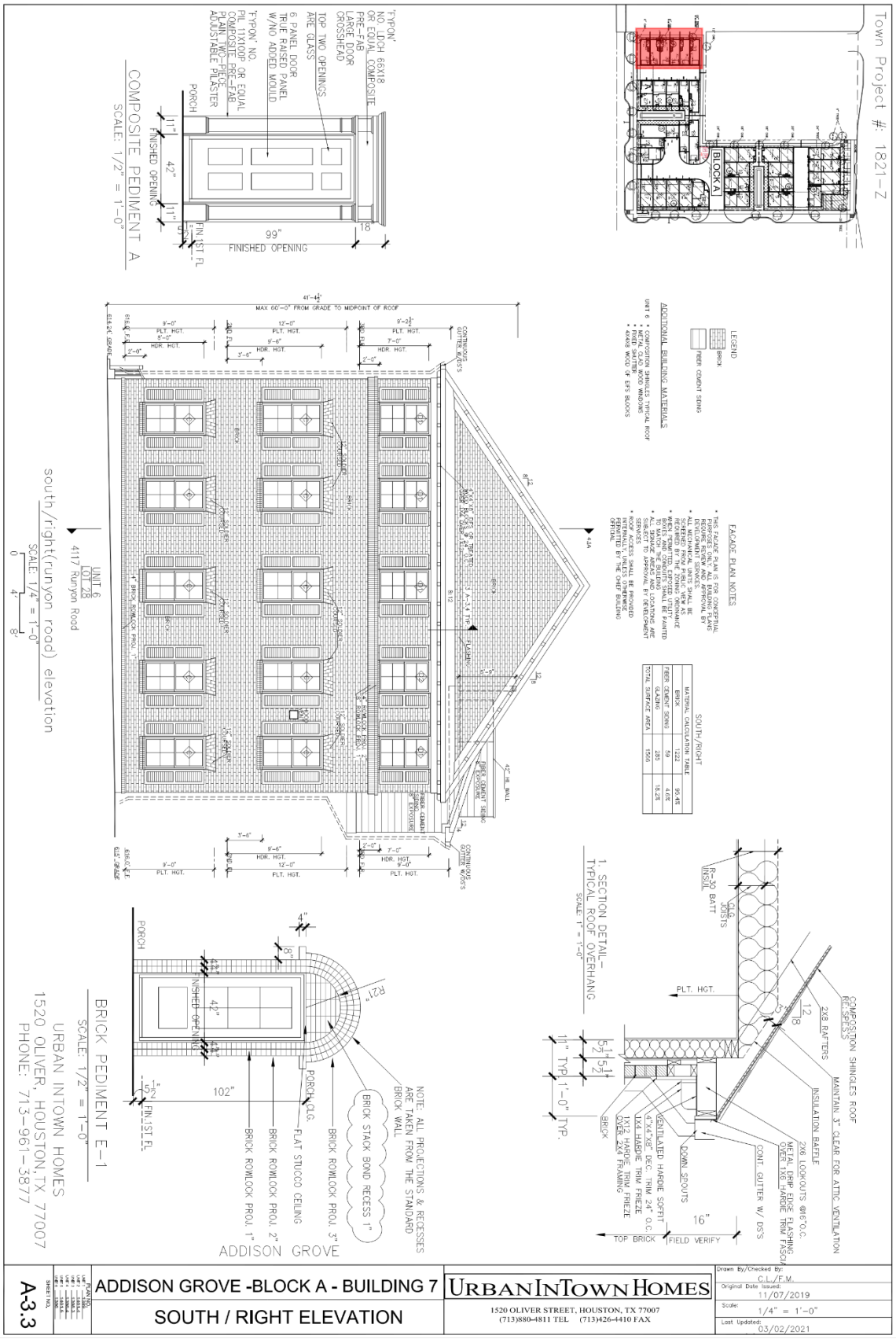

Town Project #: 1821-Z
BLOCK A
COMPOSITE PEDIMENT A
SCALE: 1/2" = 1'-0"
'TYPON' NO. LDOH 66X18 OR EQUAL COMPOSITE PRE-FAB LARGE DOOR CROSSHEAD
TOP TWO OPENINGS ARE GLASS
6 PANEL DOOR TRUE RAISED PANEL W/NO ADDED MOULD
'TYPON' NO. PIL 11X100P OR EQUAL COMPOSITE PRE-FAB PLAIN TWO-PIECE ADJUSTABLE PILASTER
PORCH
FINISHED OPENING
99"
FIN 1ST FL
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
UNIT 6
• COMPOSITION SHINGLES TYPICAL ROOF
• PAINTED SHUTTERS
• PAINTED WOOD WINDOWS
• 4X4X8 WOOD OR EPS BLOCKS
FACADE PLAN NOTES
SOUTH/RIGHT
MATERIAL CALCULATION TABLE
BRICK
FIBER CEMENT SIDING
GLAZING
TOTAL SURFACE AREA
1566
285
59
1222
95.4%
4.6%
18.2%
south/right(runyon road) elevation
SCALE: 1/4" = 1'-0"
UNIT 6
LOT 28
4117 Runyon Road
1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"
R-30 BATT INSUL
O.C. JOISTS
PLT. HGT.
COMPOSITION SHINGLES ROOF RE: SPECS
2X8 RAFTERS
MAINTAIN 3" CLEAR FOR ATTIC VENTILATION
INSULATION BAFFLE
2X6 LOOKOUTS @16"O.C.
METAL DRIP EDGE FLASHING OVER 1X6 HARDIE TRIM FASCIA
CONT. GUTTER W/ DS'S
DOWN SPOUTS
VENTILATED HARDIE SOFFIT
4"X4"X8" DEC. TRIM 24" O.C.
1X4 HARDIE TRIM FRIEZE
1X12 HARDIE TRIM FRIEZE OVER 2X4 FRAMING
BRICK
TOP BRICK
16"
FIELD VERIFY
11" TYP.
1'-0" TYP.
BRICK PEDIMENT E-1
SCALE: 1/2" = 1'-0"
PORCH
FINISHED OPENING
42"
102"
FIN 1ST FL
PORCH CLG.
FLAT STUCCO CEILING
BRICK ROWLOCK PROJ. 1"
BRICK ROWLOCK PROJ. 2"
BRICK ROWLOCK PROJ. 3"
BRICK STACK BOND RECESS 1"
NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL
ADDISON GROVE
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
A-3.3
ADDISON GROVE -BLOCK A - BUILDING 7
SOUTH / RIGHT ELEVATION
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

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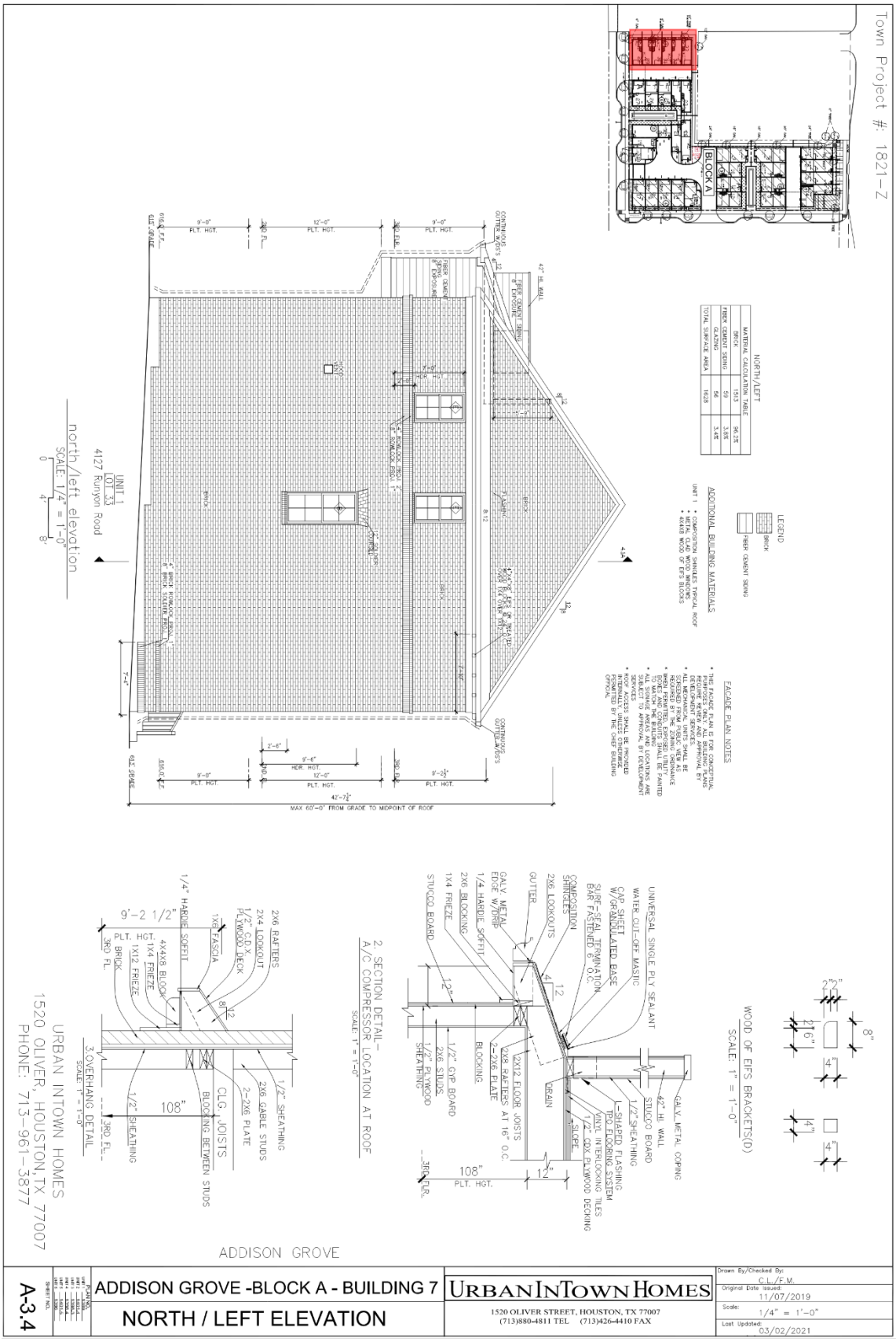

Town Project #: 1821-Z
BLOCK A
north/left elevation
SCALE: 1/4" = 1'-0"
UNIT 1
101 33
4127 Runyon Road
MAX 60'-0" FROM GRADE TO MIDPOINT OF ROOF
MATERIAL CALCULATION TABLE
NORTH/LEFT
BRICK 1513 96.2%
FIBER CEMENT SIDING 59 3.8%
GLAZING 56 3.4%
TOTAL SURFACE AREA 1628
LEGEND
BRICK
FIBER CEMENT SIDING
ADDITIONAL BUILDING MATERIALS
FACADE PLAN NOTES
WOOD OF EIFS BRACKETS(D)
SCALE: 1" = 1'-0"
2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"
3.OVERHANG DETAIL
SCALE: 1" = 1'-0"
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-3.4
ADDISON GROVE -BLOCK A - BUILDING 7
NORTH / LEFT ELEVATION
URBANINTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

Exhibit A

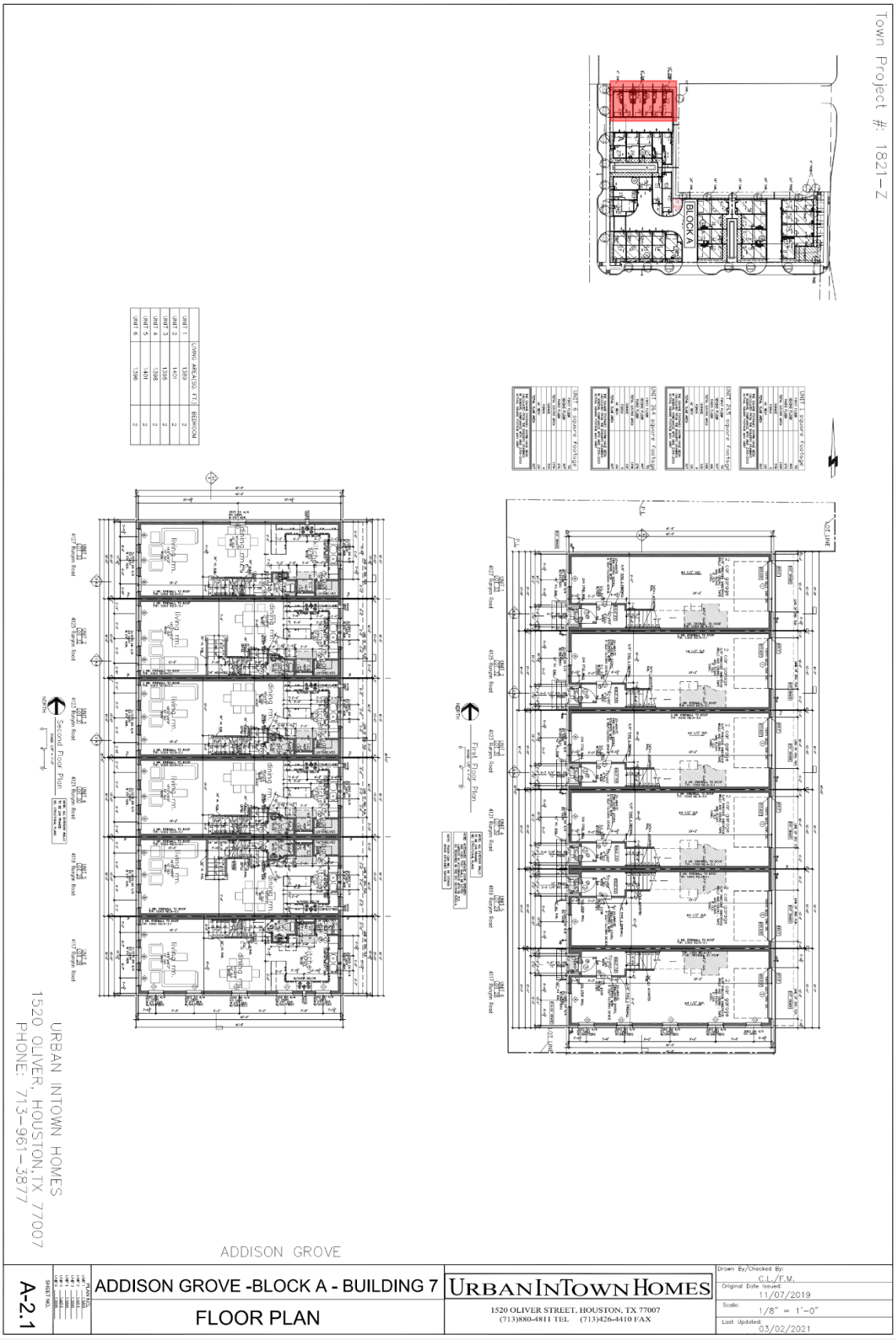
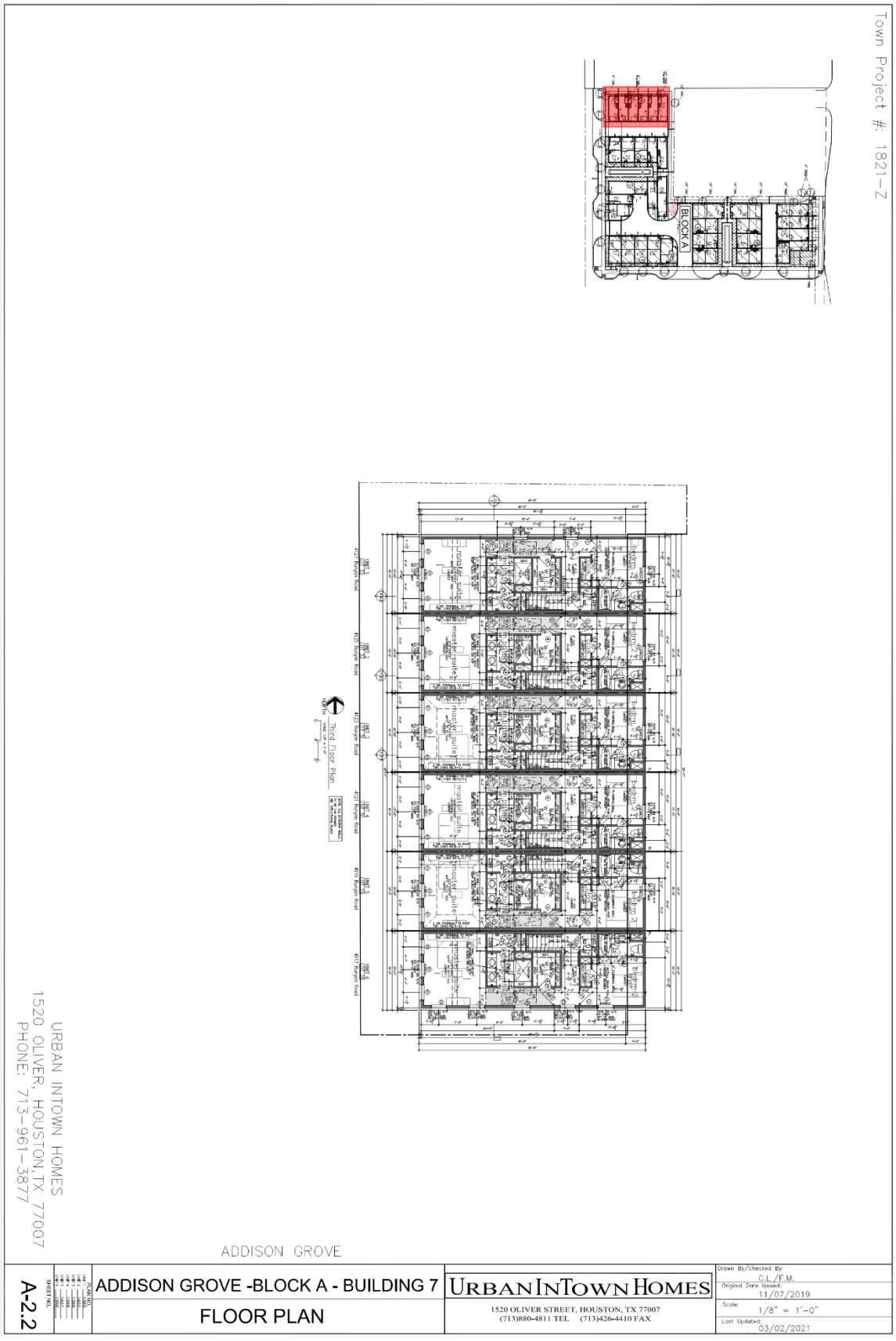

Town Project #: 1821-Z
BLOCK A
UNIT 1 Square Footage
UNIT 2 Square Footage
UNIT 3 Square Footage
UNIT 4 Square Footage
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
Second Floor Plan
First Floor Plan
NORTH
4127 Kenyon Road
4123 Kenyon Road
4119 Kenyon Road
4117 Kenyon Road
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.1
ADDISON GROVE -BLOCK A - BUILDING 7
FLOOR PLAN
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/8" = 1'-0"
Last Updated: 03/02/2021

Exhibit A


Town Project #: 1821-Z
BLOCK A
Third Floor Plan
URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877
ADDISON GROVE
A-2.2
ADDISON GROVE -BLOCK A - BUILDING 7
FLOOR PLAN
URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX
Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/8" = 1'-0"
Last Updated: 03/02/2021

Development Plan for Addison Grove, Block A (1821-Z)

Case 1821-Z Addison Grove, Block A

LOCATION:

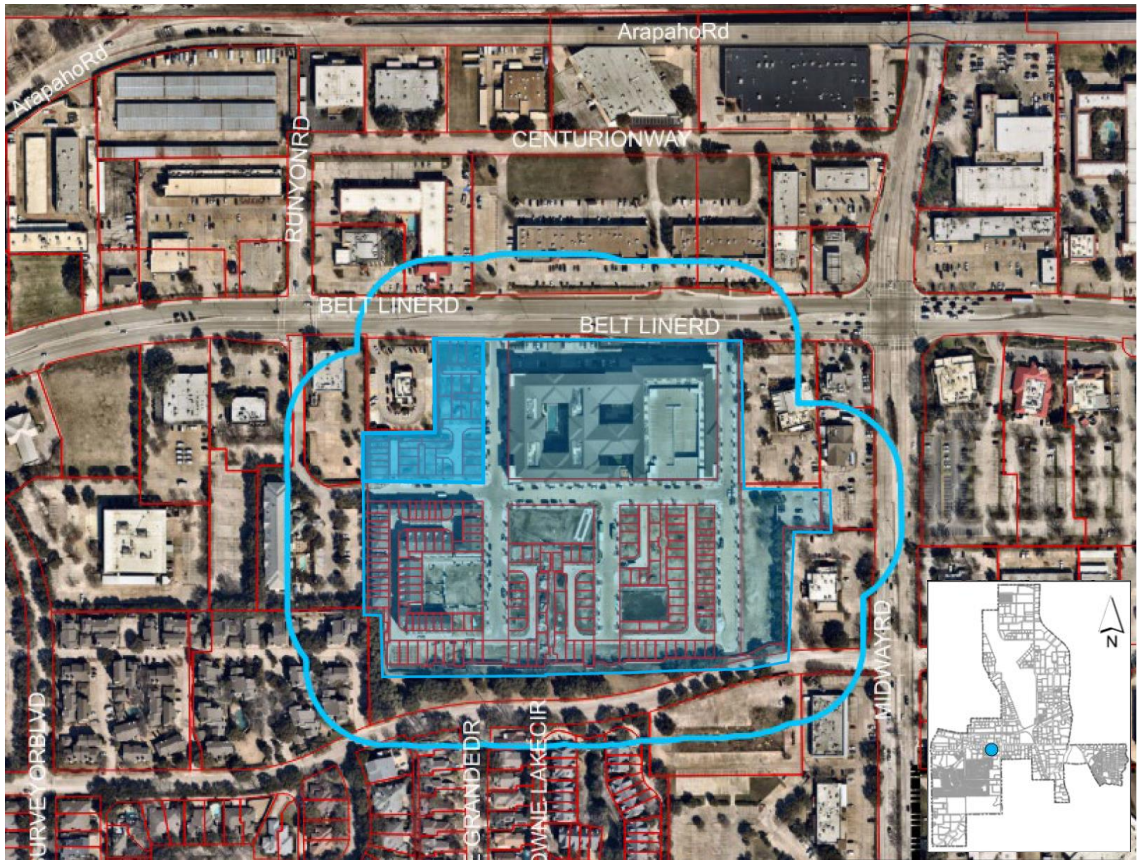
4120-4126 Belt Line Road
14991-15015 Oak Street
4129-4147 Runyon Road

REQUEST:

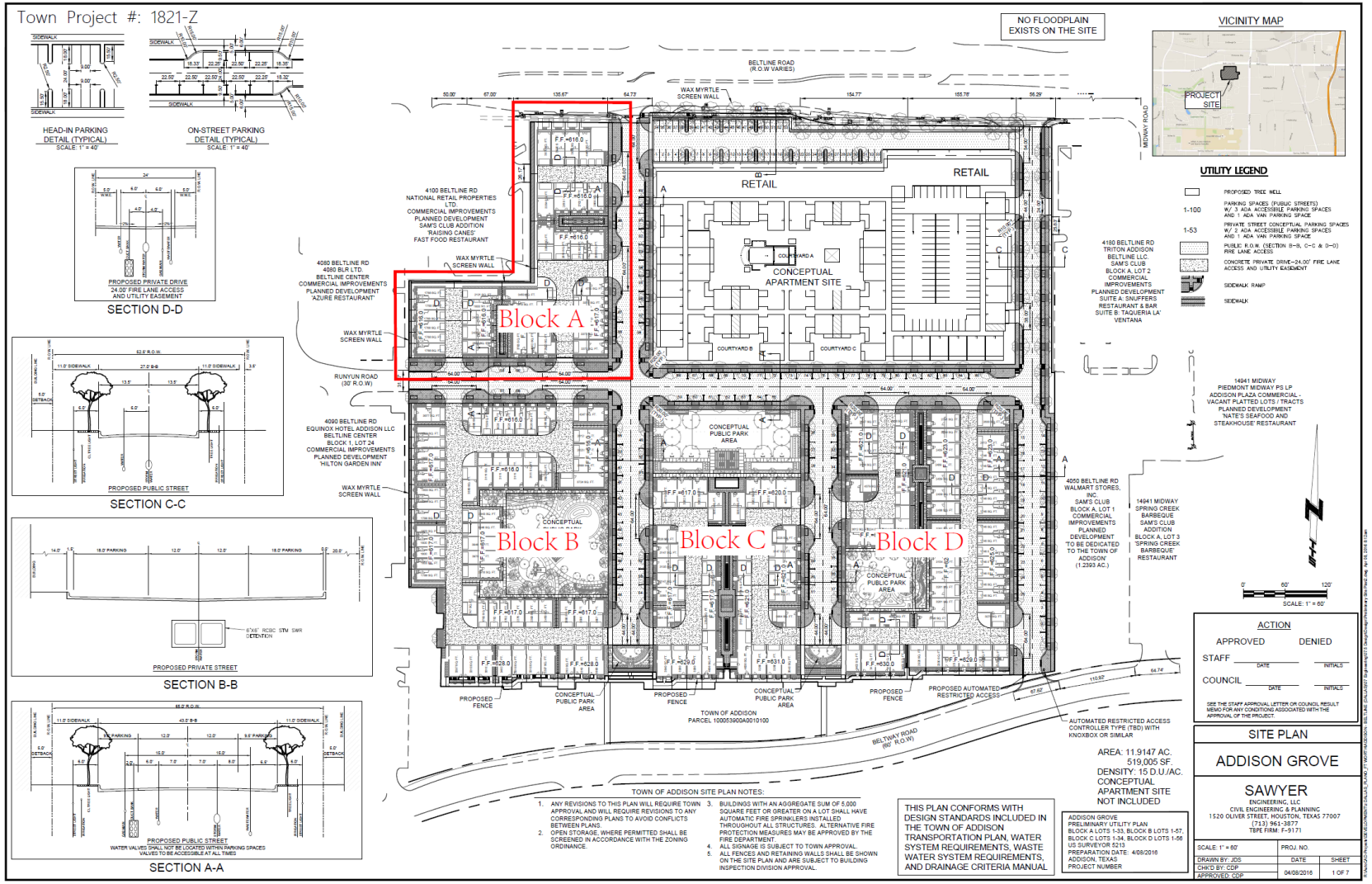
Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 16 townhomes and 17 live/work units situated within Block A of the Addison Grove Addition.

ACTION REQUIRED:

Review for compliance with PD Concept Plan / Development Standards, and other Town requirements, where applicable.



Case 1821-Z Addison Grove, Block A



PROJECT HISTORY:

Mar 2015 – Sam's Club Study, redevelopment direction provided for Sam's Club tract

Jan 2016 – Addison Grove PD Rezoning approved

May 2016 – Development Plan approved for Addison Grove InTown Homes (public realm + Block B, 57 townhomes)

Dec 2017 – Development Plan approved for Elan Addison Grove Multifamily

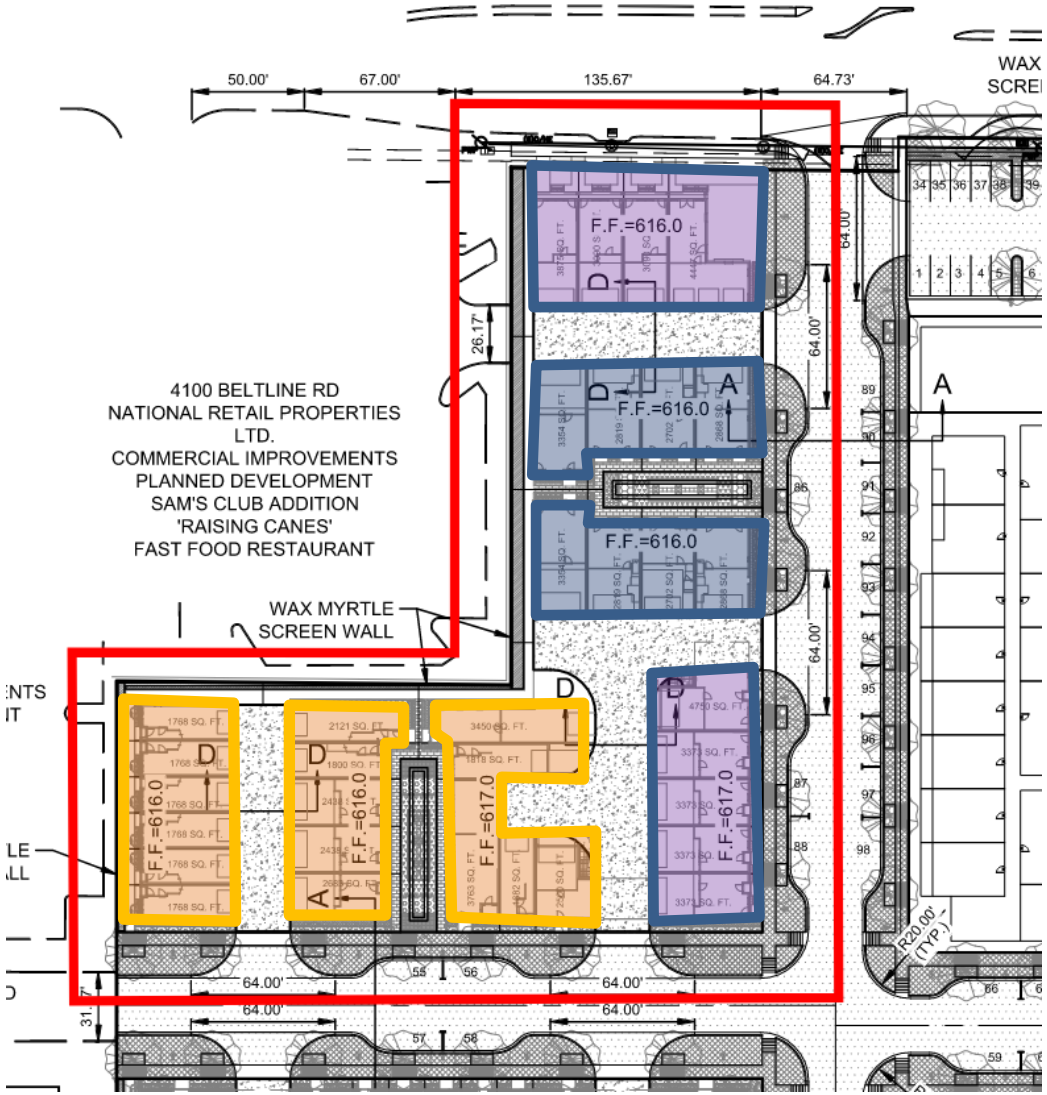
Case 1821-Z Addison Grove, Block A

17 LIVE/WORK UNITS:

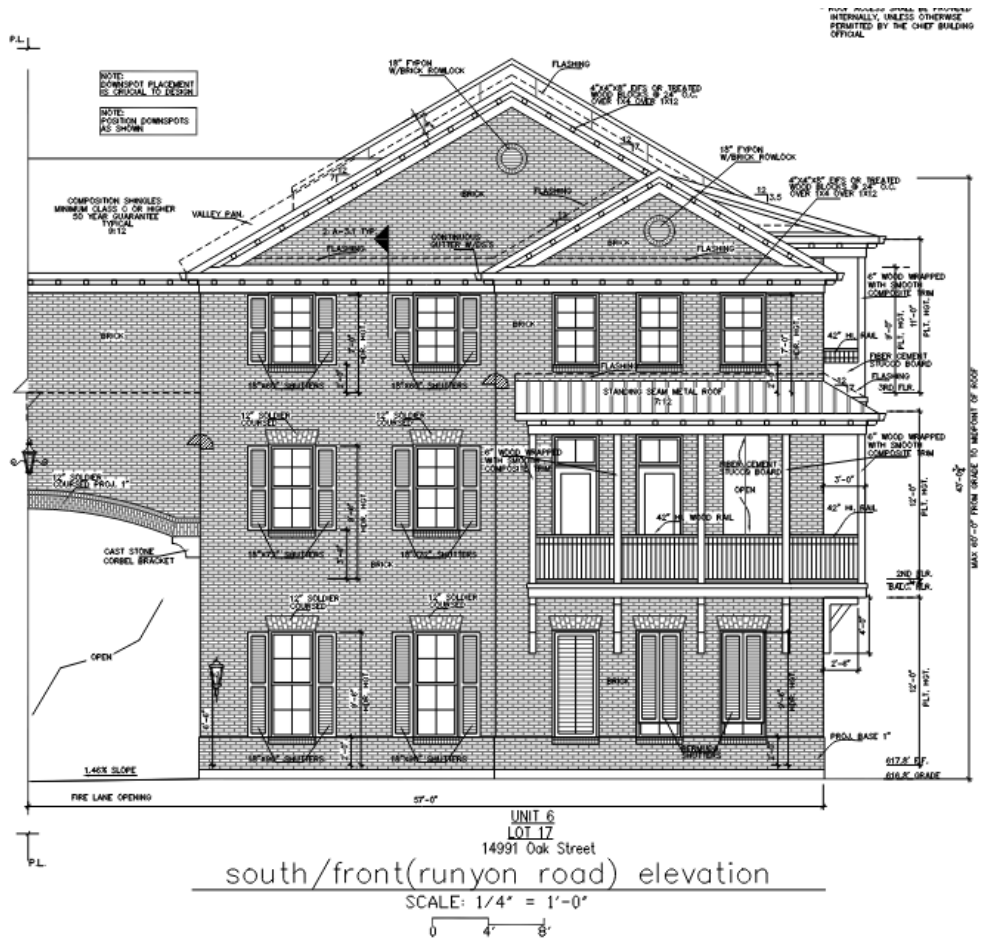
- Ground floor commercial use
- Residential/commercial occupant = same tenant
- Belt Line Rd Units = 4 stories, other units = 3 stories
- Minimum of two enclosed garage parking spaces

16 TOWNHOMES:

- All units = 3 stories
- Minimum of two enclosed garage parking spaces



Case 1821-Z Addison Grove, Block A



DEVELOPMENT STANDARDS / PARKING:

Plan fully complies with lot dimensional standards and off-street parking standards

OPEN SPACE AND LANDSCAPE:

Open Space and overall site landscape was approved in May, 2016; Block A complies with past approvals

EXTERIOR APPEARANCE:

Façade design complies with Town and State regulations; Landmark building treatment provided at Oak/Belt Line and Oak/Runyon

GENERAL REQUIREMENTS:

Courtyard design to include enhanced landscape treatment; Noise mitigation compliance to be confirmed at Building Permit

Case 1821-Z Addison Grove, Block A

ISSUE IDENTIFIED IN P & Z PUBLIC HEARING:

On-street parking availability within the site is being absorbed by multifamily users and construction staff

POTENTIAL CAUSES:

- Greystar focused on lease up phase of project
- Less parking turnover due to virtual work environment & enhanced takeout dining options
- Awareness of and access to parking structure

POTENTIAL ENFORCEMENT HIERARCHY:

- Outreach to Greystar / InTown to identify issues
- Development of a parking management plan for neighborhood – private sector driven
- Overnight parking restrictions and other proactive parking enforcement activities – public sector driven



Case 1821-Z Addison Grove, Block A

ISSUE IDENTIFIED AFTER P & Z PUBLIC HEARING:

Applicant communicated to staff that grade changes in the vicinity of Building 3 will prevent them from implementing needed ADA facilities for Live/Work units

RECCOMMENDED APPROACH:

Option 1: Exhaust all redesign options to avoid conversion of this building to townhome units

Option 2: Relocate 4 Live/Work units to another location within the site

Option 3: Submit application to amend the PD district to convert building 3 to townhome units

- This would be an administrative review process; Town would need to evaluate compliance with intent of the Economic Development agreement



Case 1821-Z Addison Grove, Block A

RECOMMENDATION:

The proposed plans comply with the concept plan and all development standards in PD O16-003.

Staff will continue to monitor the project through the construction phase.

Recommend Approval, with no conditions.

March 11, 2021

STAFF REPORT

RE:	1821-Z/Addison Grove, Block A
LOCATION:	4120-4126 Belt Line Road 14991-15015 Oak Street 4129-4147 Runyon Road
REQUEST:	Development Plan Approval in accordance with development standards for Planned Development O16-003, including site plan, landscape plan, building elevations, and floor plans for the construction of 16 townhomes and 17 live/work units situated within Block A of the Addison Grove Addition.
APPLICANT:	Daphne Sheng, Texas Intown Homes LLC

DISCUSSION:

Background: Block A is part of the Addison Grove Addition, an approximately 17.4 acre site situated on the south side of Beltline Road and 350 feet west of Midway Road. In 1991, this property was zoned Planned Development, through Ordinance O91-066, to accommodate the development of a Sam's Wholesale Club, which was constructed the following year. In anticipation of redevelopment, a special area study was initiated by the Town in 2014. This visioning process culminated in the adoption of a new Planned Development district, PD O16-003, in early 2016, establishing standards for a mixed-use redevelopment plan with townhomes, live/work units, and a multifamily component with ground floor retail uses.

In May 2016, InTown Homes received Development Plan approval for the townhome and live/work units in Addison Grove, and has continued to advance through the permitting and construction process for the 57 townhome units that comprise Block B. In December 2017, Greystar received Development Plan approval for the development of the multifamily and retail component, Elan Addison Grove, which has now been constructed and occupied.

At this time, InTown Homes is ready to proceed with Block A and in order to receive the necessary building permits; however, they must first obtain Development Plan Approval from the Town.

Proposed Plan: The development plans include the site plan and landscape plan for the entirety of Block A, as well as representative building elevations and floor plans for the 16 townhomes

and 17 live/work units that comprise this block. The units in Block A are mostly three stories, with the only four-story units facing Belt Line Road, and continue the traditional appearance with primarily brick façades. Units range in size from one to three-bedroom units, 1,389 square feet up to 3,246 square feet.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function that is more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing 16 townhomes and 17 live/work units in Block A. **The proposed use meets the standards in the ordinance.**

Development Standards: PD O16-003 established development standards defining required setbacks, building heights, lot sizes, and minimum and maximum floor area of certain uses. The development plan is in compliance with all development standards, as detailed below:

Street Build-to Line: The development standards require that at least 70% of the building be at the build-to line along Type A streets and a 25-foot setback be maintained along Belt Line Road. This has been met.

Other Setbacks: There are no minimum side yard or rear yard requirements. There is a perimeter setback of 10 feet, which has been met.

Building Height: The development standards require a minimum building height of two stories (23 feet) and a maximum height of 60 feet for the townhome units. The townhomes range from three to four stories, with the tallest unit measuring 60 feet in height.

Minimum Area per Dwelling Unit: The development standards require that townhomes be at least 1,350 square feet and live/work units at least 2,000 square feet. All of the proposed units in Block A exceed these requirements.

Maximum Lot Coverage: The development standards require a maximum lot coverage of 95%. This has been met.

Landmark Buildings: The development standards require that buildings at the corners or end of streets be designated as landmark buildings, and should include unique architectural features. The representative elevations provided reflect a landmark corner at Runyon Road and Oak Street complying with the requirements through unique articulation and design elements. While not a true corner, the unit at Belt Line Road and Oak Street shows unique window design and additional window treatment in an effort to meet the intent of the landmark building requirement.

The proposed plans comply with the development standards in the ordinance.

Open Space: PD O16-003 requires open space to be provided to support 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 PD ordinance assumes 1.5 persons per dwelling unit. When applied to the entire project, 1.52 acres of open space are required. This requirement was met through dedication of 1.5606 acres of public open space for the full 17.4-acre development site, as prescribed by Ordinance O16-020 and depicted in the Addison Grove plat. **The proposed plans comply with the open space standards in the ordinance.**

Parking: PD O16-003 requires that two off-street parking spaces be provided for each townhome and live/work unit, which may be provided through tandem parking. Each unit has a minimum of two garage parking spaces. **The proposed plans comply with the parking standards in the ordinance.**

Exterior Appearance: PD O16-003 requires at least 80 percent of the exterior walls to be of masonry construction. The representative building elevations show masonry counts exceeding 80% for all effected facades, with the exception of the eastern, alley facing façade of Building 7. **The proposed plans comply with the exterior appearance standards in the ordinance that are not pre-empted by State legislation. Further compliance will be assessed during the building permit review process.**

Landscape: PD O16-003 prescribes landscape standards for the street edge as well as private landscaping. The full landscape plan for the development was previously approved through the Block B Development Plan Approval and further refined as part of the full civil construction review. The landscape plan provided in this submittal has been reviewed by the Parks Department and no issues were identified. **The proposed plans comply with the landscape standards in the ordinance.**

Screening of Mechanical Equipment: PD O16-003 requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. All mechanical equipment, as represented on the provided plans, is shown to be screened accordingly. **The proposed plans comply with the screening standards in the ordinance.**

General Requirements: When the zoning was approved, several conditions were added and became part of the regulations for the development. These conditions include:

Noise Mitigation Building Standards: The Townhomes and Live/Work units within Block A (as shown on the concept plan) shall be constructed using noise mitigation methods to ensure that outside noise levels, measured within the habitable space of the units, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans and inspect the constructed units to confirm compliance with this requirement. The proposed plans indicate this requirement will be met, and further compliance will be assessed during the building permit review process.

Courtyard Design Standards: Courtyards shown on the Concept Plan will be designed and constructed with enhanced architectural and landscaping features, including such elements as water features, landscaping, and art features. The proposed plans confirm that the private courtyards in Block A will include enhanced landscaping.

The proposed plans comply with all general requirements in the ordinance. Staff will continue to monitor the project through the construction phase to ensure that required interior materials and appliances are provided.

RECOMMENDATION: **APPROVAL**

Staff has reviewed the development plans and found them to comply with all requirements of the approved zoning ordinance, PD O16-003. Staff will continue to review construction documents to ensure compliance prior to the issuance of any building permits.

Staff recommends approval subject to no conditions.

Case 1821-Z/Addison Grove, Block A

Match 16, 2021

COMMISSION FINDINGS:

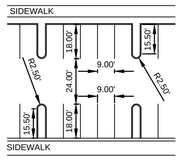
The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of a development plan for the development of Block A of the Addison Grove Addition, inclusive of a site plan, landscape plan, building elevations and floor plans for 16 townhomes and 17 live/work units, in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 1.034 acres addressed as 4120-4126 Belt Line Road, 14991-15015 Oak Street, and 4129-4147 Runyon Road, subject to no conditions.

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

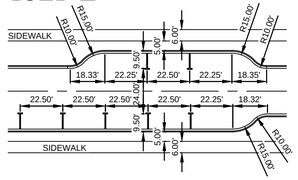
SPEAKERS AT THE PUBLIC HEARING:

For: none
On: Jose Iglesias, 4116 Runyon Rd, Addison, TX 75001
Against: none

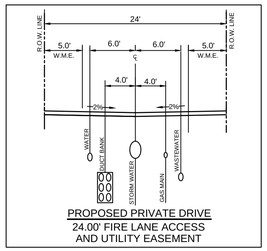
Town Project #: 1821-Z



HEAD-IN PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'

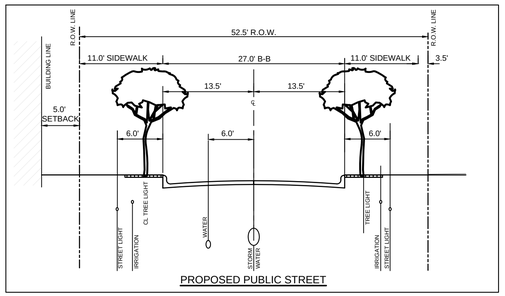


ON-STREET PARKING
DETAIL (TYPICAL)
SCALE: 1" = 40'



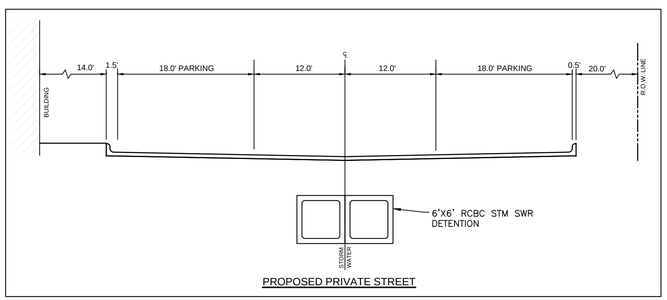
PROPOSED PRIVATE DRIVE
24.00' FIRE LANE ACCESS
AND UTILITY EASEMENT

SECTION D-D



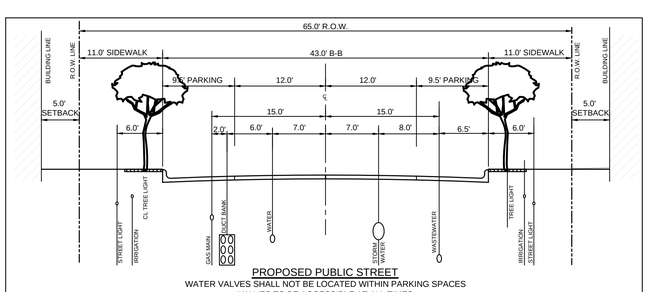
PROPOSED PUBLIC STREET

SECTION C-C



PROPOSED PRIVATE STREET

SECTION B-B

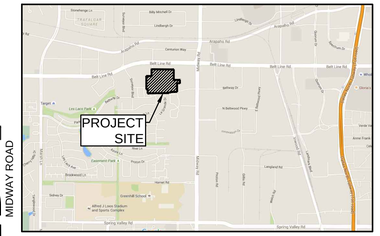


PROPOSED PUBLIC STREET
WATER VALVES SHALL NOT BE LOCATED WITHIN PARKING SPACES
VALVES TO BE ACCESSIBLE AT ALL TIMES

SECTION A-A

NO FLOODPLAIN
EXISTS ON THE SITE

VICINITY MAP



BELTLINE ROAD
(R.O.W VARIES)

WAX MYRTLE
SCREEN WALL

MIDWAY ROAD

4100 BELTLINE RD
NATIONAL RETAIL PROPERTIES LTD.
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
SAM'S CLUB ADDITION
'RAISING CANES'
FAST FOOD RESTAURANT

4080 BELTLINE RD
4080 BLR LTD.
BELTLINE CENTER
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
'AZURE RESTAURANT'

RETAIL

CONCEPTUAL
APARTMENT SITE

COURTYARD A
COURTYARD B
COURTYARD C

CONCEPTUAL
PUBLIC PARK
AREA

Block A
Block B
Block C
Block D

RUNYUN ROAD
(30' R.O.W)

4090 BELTLINE RD
EQUINOX HOTEL ADDISON LLC
BELTLINE CENTER
BLOCK 1, LOT 24
COMMERCIAL IMPROVEMENTS
PLANNED DEVELOPMENT
'HILTON GARDEN INN'

4180 BELTLINE RD
TRITON ADDISON
BELTLINE LLC.
SAM'S CLUB
BLOCK A, LOT 2
COMMERCIAL
IMPROVEMENTS
PLANNED DEVELOPMENT
SUITE A: SNUFFERS
RESTAURANT & BAR
SUITE B: TAQUERIA LA'
VENTANA

14941 MIDWAY
PIEDMONT MIDWAY PS LP
ADDISON PLAZA COMMERCIAL -
VACANT PLATTED LOTS / TRACTS
PLANNED DEVELOPMENT
'NATE'S SEAFOOD AND
STEAKHOUSE' RESTAURANT

4050 BELTLINE RD
WALMART STORES, INC.
SAM'S CLUB
BLOCK A, LOT 1
COMMERCIAL
IMPROVEMENTS
PLANNED
DEVELOPMENT
'TO BE DEDICATED
TO THE TOWN OF
ADDISON'
(1.2393 AC.)

14941 MIDWAY
SPRING CREEK
BARBEQUE
SAM'S CLUB
ADDITION
BLOCK A, LOT 3
'SPRING CREEK
BARBEQUE'
RESTAURANT

PROPOSED
FENCE

CONCEPTUAL
PUBLIC PARK
AREA

PROPOSED
FENCE

CONCEPTUAL
PUBLIC PARK
AREA

PROPOSED
FENCE

PROPOSED AUTOMATED
RESTRICTED ACCESS

AUTOMATED RESTRICTED ACCESS
CONTROLLER TYPE (TBD) WITH
KNOXBOX OR SIMILAR

TOWN OF ADDISON
PARCEL 100053900A0010100

BELTWAY ROAD
(60' R.O.W)

0' 60' 120'
SCALE: 1" = 60'

UTILITY LEGEND

- PROPOSED TREE WELL
- 1-100 — PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 — PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B–B, C–C & D–D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE–24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

TOWN OF ADDISON SITE PLAN NOTES:

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

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

AREA: 11.9147 AC.
519,005 SF.
DENSITY: 15 D.U./AC.
CONCEPTUAL
APARTMENT SITE
NOT INCLUDED

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57,
BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

SITE PLAN

ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

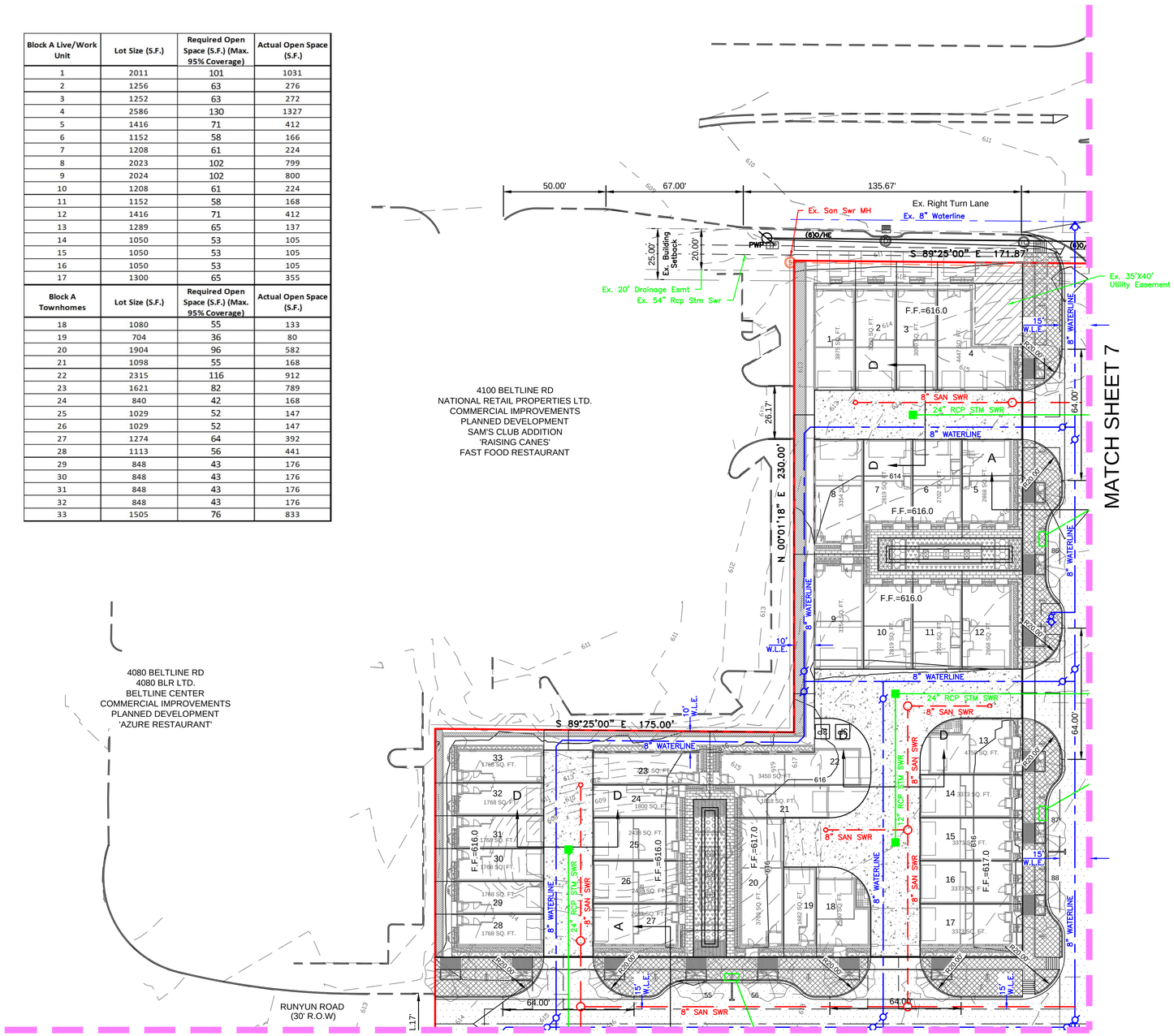
SCALE: 1" = 60'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	1 OF 7
APPROVED: CDP		

R:\AutoCAD Projects\DEVELOPMENTS\ DALLAS_PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07 5 Design\Design\Preliminary Site Plan\2.dwg Apr 08, 2016 8:12am

Town Project #: 1821-Z

NO FLOODPLAIN EXISTS ON THE SITE

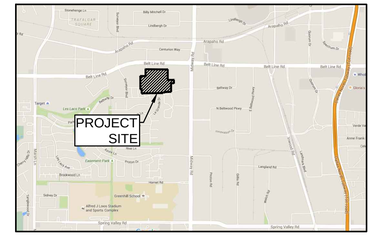
Block A Live/Work Unit	Lot Size (S.F.)	Required Open Space (S.F.) (Max. 95% Coverage)	Actual Open Space (S.F.)
1	2011	101	1031
2	1256	63	276
3	1252	63	272
4	2586	130	1327
5	1416	71	412
6	1152	58	166
7	1208	61	224
8	2023	102	799
9	2024	102	800
10	1208	61	224
11	1152	58	168
12	1416	71	412
13	1289	65	137
14	1050	53	105
15	1050	53	105
16	1050	53	105
17	1300	65	355
Block A Townhomes	**Lot Size (S.F.)**	**Required Open Space (S.F.) (Max. 95% Coverage)**	**Actual Open Space (S.F.)**
18	1080	55	133
19	704	36	80
20	1904	96	582
21	1098	55	168
22	2315	116	912
23	1621	82	789
24	840	42	168
25	1029	52	147
26	1029	52	147
27	1274	64	392
28	1113	56	441
29	848	43	176
30	848	43	176
31	848	43	176
32	848	43	176
33	1505	76	833

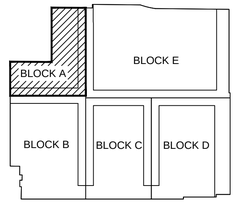


UTILITY LEGEND

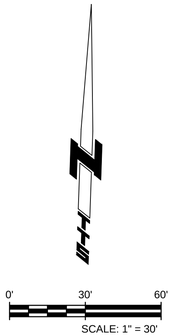
- SANITARY SEWER AND MANHOLE
- SANITARY SEWER AND CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATERLINE WITH GATE VALVE AND BOX WITH 10' W.L.E.
- EXISTING WATERLINE WITH GATE VALVE AND BOX
- PROPOSED STORM SEWER WITH MANHOLE AND INLETS
- PROPOSED PRIVATE STORM SEWER
- PROPOSED DETENTION
- EXISTING STORM SEWER AND MANHOLE
- EXISTING INLET
- PROPOSED TRANSFORMER SINGLE OR 3-PHASE
- PROPOSED TREE WELL
- 1-98 PARKING SPACES (PUBLIC STREETS) W/ 3 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- 1-53 PRIVATE STREET CONCEPTUAL PARKING SPACES W/ 2 ADA ACCESSIBLE PARKING SPACES AND 1 ADA VAN PARKING SPACE
- PUBLIC R.O.W. (SECTION B-B, C-C & D-D) FIRE LANE ACCESS
- CONCRETE PRIVATE DRIVE- 24.00' FIRE LANE ACCESS AND UTILITY EASEMENT
- SIDEWALK RAMP
- SIDEWALK

VICINITY MAP





LOCATION MAP



TOWN OF ADDISON SITE PLAN NOTES:

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

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

COUNCIL _____ DATE _____ INITIALS

SEE THE STAFF APPROVAL LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

ADDISON GROVE
PRELIMINARY UTILITY PLAN
BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
PREPARATION DATE: 4/08/2016
ADDISON, TEXAS
PROJECT NUMBER

SITE PLAN AND UTILITY PLAN BLOCK A

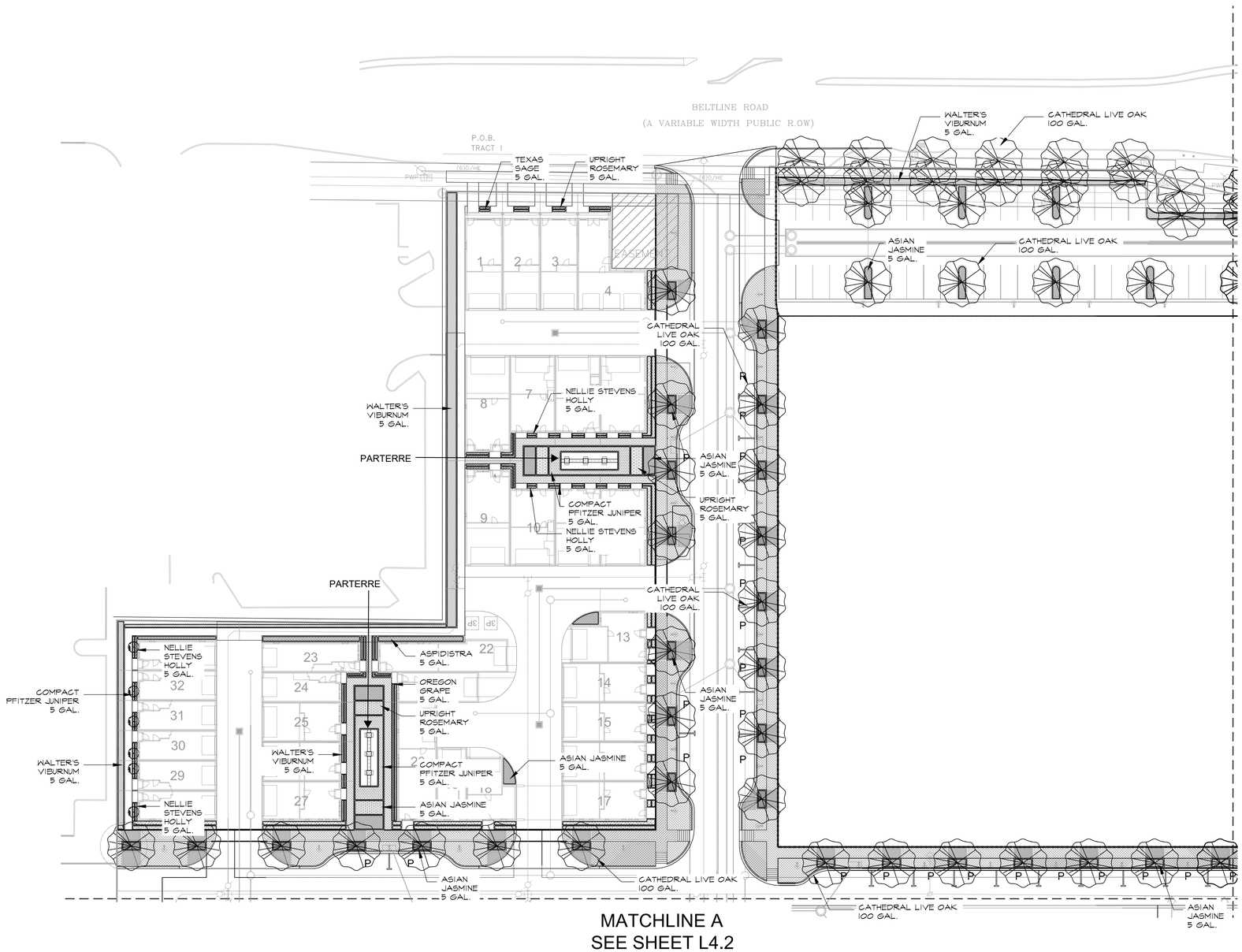
ADDISON GROVE

SAWYER
ENGINEERING, LLC
CIVIL ENGINEERING & PLANNING
1520 OLIVER STREET, HOUSTON, TEXAS 77007
(713) 961-3877
TBPE FIRM: F-9171

SCALE: 1" = 30'	PROJ. NO.	
DRAWN BY: JDS	DATE	SHEET
CHK'D BY: CDP	04/08/2016	2 OF 7
APPROVED: CDP		

R:\Autocad Projects\DEVELOPMENTS\DALLAS_PLANO_FT WORTH\ADDISON - BELTLINE (DALLAS)\07 Engineering\07-5 Design\Design\Preliminary Plans - Blocks\dwg Apr 08, 2016 8:14am

Town Project #: 1821-Z



1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15 30 60

EXISTING PARKING LOT TREE NOTES:

1. ALL EXISTING PARKING LOT TREES UP TO 8" CALIPER SHALL BE RELOCATED WITHIN PROPOSED OPEN SPACE AREAS.

PLANT LEGEND

- CATHEDRAL LIVE OAK 100 GAL.
- 'LITTLE GEM' MAGNOLIA 65 GAL.
- 'NATCHEZ' CRAPE MYRTLE 65 GAL.
- YAUPON HOLLY 65 GAL.
- NELLIE STEVENS HOLLY 65 GAL.
- WALTER'S VIBURNUM 5 GAL.
- NELLIE STEVENS HOLLY 5 GAL.
- TEXAS SAGE 5 GAL.
- UPRIGHT ROSEMARY 5 GAL.
- OREGON GRAPE 5 GAL.
- COMPACT PFITZER JUNIPER 5 GAL.
- ASIAN JASMINE 5 GAL.
- ASPIDISTRA 5 GAL.
- TEXAS WISTERIA 5 GAL.
- STAR JASMINE 5 GAL.
- BERMUDA TIFWAY 419 SOD SOLID SOD

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

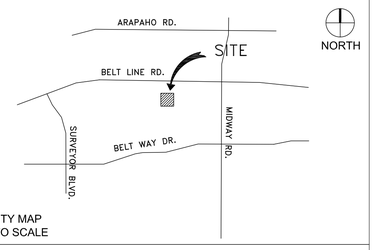
04-11-2016
Issued for PD Submittal
NOT FOR CONSTRUCTION

asakura robinson
Planning Urban Design Landscape Architecture
1902 Washington Ave., Suite A Houston, Texas 77007 P: 713.337.5830

PREPARED BY:

ASAKURA ROBINSON COMPANY
1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM



VICINITY MAP
NOT TO SCALE

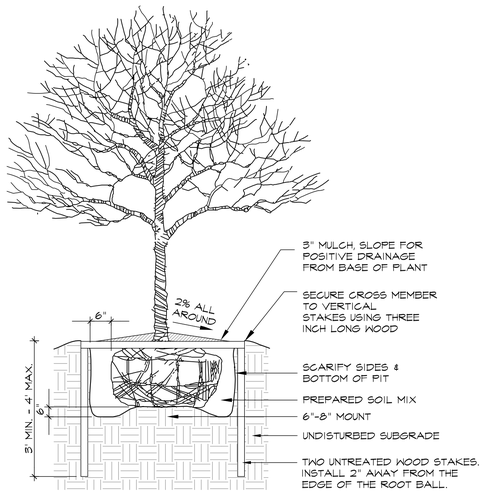
L4.0 LANDSCAPE PLAN

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

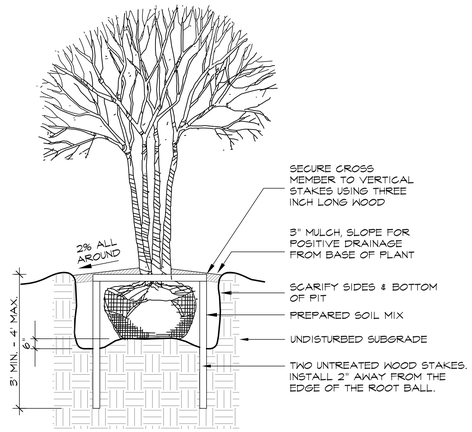
DATE PREPARED: APRIL 11, 2016

Town Project #: 1821-Z



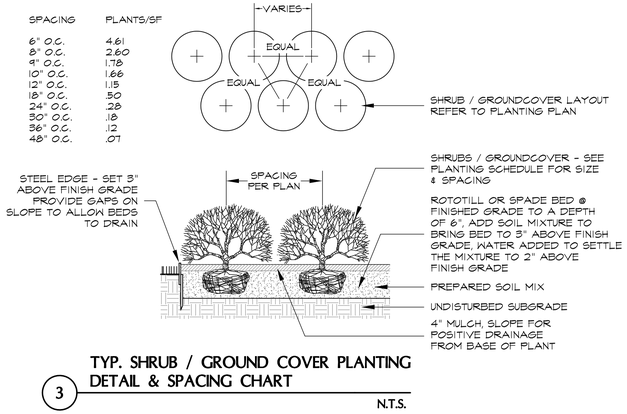
1 TYP. TREE PLANTING DETAIL

N.T.S.



2 TYP. MULTI-TRUNKS TREE PLANTING DETAIL

N.T.S.



3 TYP. SHRUB / GROUND COVER PLANTING DETAIL & SPACING CHART

N.T.S.

PLANT SCHEDULE

	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
		CANOPY TREES / ORNAMENTAL TREES				
	159	Cathedral Live Oak Quercus Virginiana 'Cathedral'	100 Gal. 4"-5"	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED
	13	'Little Gem' Magnolia Magnolia grandiflora 'Little Gem'	100 Gal. 4"-5"	14'-16'	8'-10'	CONTAINER GROWN, FULL & WELL BRANCHED
	42	Natchez Crape Myrtle Lagerstroemia x 'Natchez'	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
	185	Yaupon Holly Ilex vomitoria	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
	75	Nellie Stevens Holly Ilex x 'Nellie R. Stevens'	65 Gal. 3"-4"	10'-12'	5'-6'	CONTAINER GROWN, FULL & WELL BRANCHED
		SHRUBS / GROUND COVER				
	6,600 sf	Walter's Viburnum Myrica cerifera	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	5,300 sf	Nellie Stevens Holly Podocarpus macrophyllus	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	1,600 sf	Texas Sage Leucophyllum frutescens	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	3,300 sf	Upright Rosemary Rosmarinus officinalis	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	1,200 sf	Oregon Grape Mahonia aquifolium	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	4,800 sf	Compact Pfitzer Juniper Juniperus chinensis var. chinensis 'Compact Pfitzer'	5 Gal.	18"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 30" O.C. TRIANGULAR SPACING
	9,000 sf	Asian Jasmine Trachelospermum asiaticum	5 Gal.	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 12" O.C. TRIANGULAR SPACING
	3,900 af	Aspidistra Aspidistra elatior	5 Gal.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
		ORNAMENTAL VINES				
	29	Texas Wisteria Wisteria macrostachya	1 Gal.	10"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 36" O.C. ALONG WALL
	29	Star Jasmine Trachelospermum jasminoides	1 Gal.	10"-12"	8"-10"	CONTAINER GROWN, FULL & WELL ROOTED 3 PLANTS PER CONTAINER / 36" O.C. ALONG WALL
		TURF GRASS				
	110,000 sf	Bermuda Tifway 419 Cynodon dactylon 'Tifway 419'				SOLID SOD

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
8. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
10. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
12. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
13. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
14. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
15. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
16. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.
17. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/AMERICAN ASSOCIATION OF NURSERYMEN (AAN): ANSI Z60.1 1-069 "NURSERY STOCK".
18. "GRADES AND STANDARDS", LATEST EDITION OF TEXAS ASSOCIATION OF NURSERYMEN SPECIFICATIONS, AUSTIN, TEXAS 78704.
19. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN FURNISHING, TRANSPORTING, AND INSTALLING MATERIALS.
20. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1. PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
21. PLANTING SOIL QUALITY ASSURANCE:
    A. IF REQUESTED BY OWNER, ALL SOIL COMPONENTS SHALL BE TESTED BY LOCAL OR STATE TESTING LABORATORY FOR CONFORMITY TO THE SPECIFICATIONS:
    B. CONTRACTOR SHALL SUBMIT PROPOSED LABORATORY NAME, ADDRESS, AND TELEPHONE NUMBERS FOR APPROVAL.

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED
LANDSCAPE ARCHITECT

04-11-2016
Issued for PD Submittal
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PREPARED BY:

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1902 WASHINGTON AVENUE, SUITE A
HOUSTON, TEXAS 77007

CONTACT: KEIJI ASAKURA
PHONE:713-337-5830
EMAIL: KEIJI@ASAKURAROBINSON.COM

L4.4 LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

DATE PREPARED: APRIL 11, 2016

Town Project #: 1821-Z

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (26mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4"–6" (10cm–15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

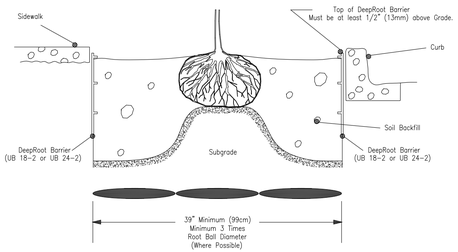
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

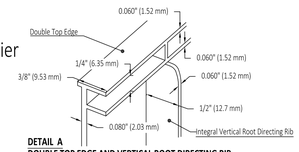
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

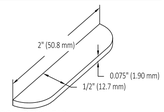
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

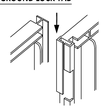
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



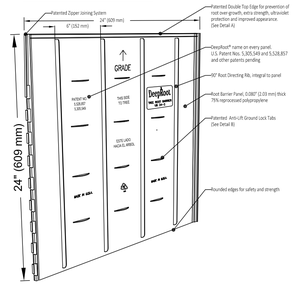
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



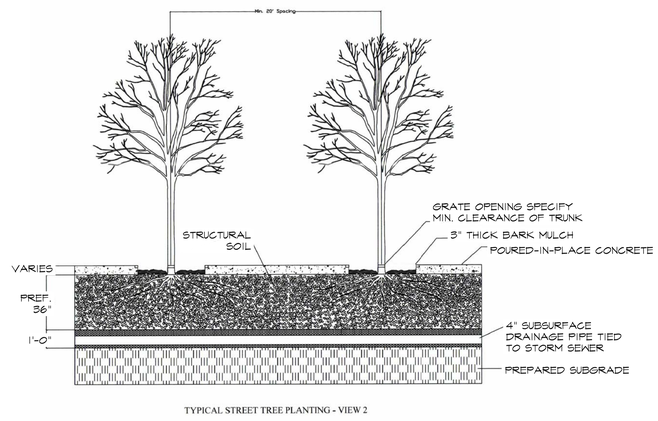
DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

© Copyright 2014 DeepRoot Green Infrastructure, LLC

NOTE:
CONTRACTOR TO INSTALL DEEPROOT TREE ROOT BARRIER AT ALL SIDES OF EXISTING TREE ROOT. VERIFY WITH DEEPROOT REP FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION.



TYPICAL STREET TREE PLANTING - VIEW 2

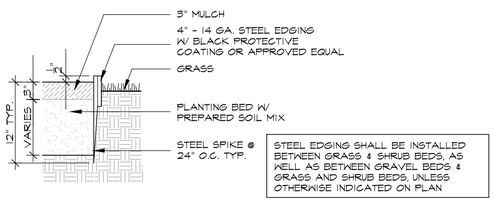
NOTES:

1. STRUCTURAL SOIL SHALL BE INSTALLED BETWEEN ALL TREE WELLS TO CREATE A CONTINUOUS 5' WIDE SOIL TRENCH.
2. CONTRACTOR TO USE CU-SOIL STRUCTURAL SOIL OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. SOIL MIXTURE SHALL BE COORDINATED WITH THE MANUFACTURER AND APPROVED BY THE CITY.

1 TYP. ROOT BARRIER DETAIL @ SIDEWALK
N.T.S.

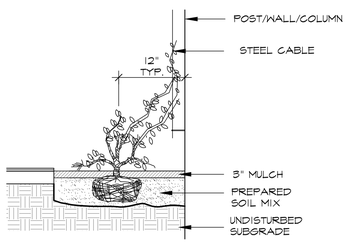
2 TYP. ROOT BARRIER DETAIL @ SIDEWALK
N.T.S.

3 TYPICAL SECTION DETAIL AT STRUCTURAL SOIL
N.T.S.

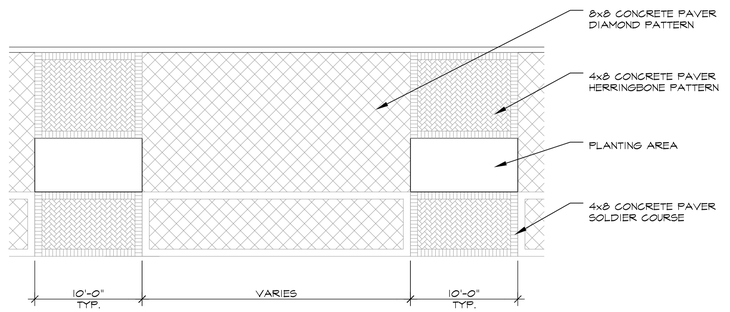


STEEL EDGING SHALL BE INSTALLED BETWEEN GRASS & SHRUB BEDS, AS WELL AS BETWEEN GRAVEL BEDS & GRASS AND SHRUB BEDS, UNLESS OTHERWISE INDICATED ON PLAN

4 TYP. STEEL EDGING DETAIL
N.T.S.



5 TYP. VINE PLANTING DETAIL
NTS



6 TYPICAL PAVING DETAIL
N.T.S.

STATE OF TEXAS
KEIJI ASAKURA
1170
REGISTERED LANDSCAPE ARCHITECT

04-11-2016
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asakura robinson
Planning. Urban Design. Landscape Architecture
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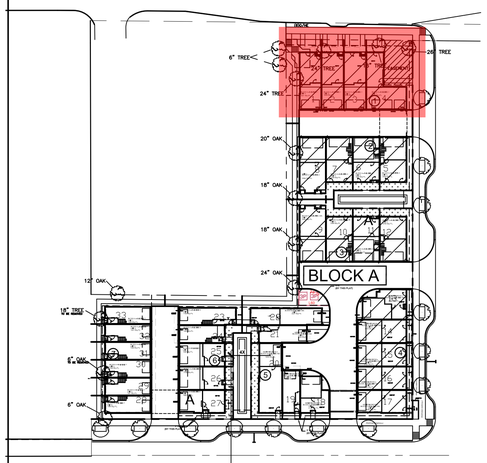
L4.5 LANDSCAPE DETAILS

ADDISON GROVE

BLOCK A LOTS 1-33, BLOCK B LOTS 1-57, BLOCK C LOTS 1-34, BLOCK D LOTS 1-56
US SURVEYOR 5213
TOWN PROJECT NUMBER:

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LEGEND

- BRICK
- FIBER CEMENT SIDING
- STUCCO

ADDITIONAL BUILDING MATERIALS

UNIT 1
BRICK PEDIMENT AT ENTRY
STANDING SEAM METAL ROOF
METAL CLAD WOOD WINDOWS
8" STEEL BEAM LINTELS TYP.
CAST STONE COL.
FIXED SHUTTER
8"x12"x12" WOOD BRACKETS
12" STEEL BEAM
EIFS OR CONCRETE CAP

UNIT 2&3
BRICK PEDIMENT AT ENTRY
STANDING SEAM METAL ROOF
METAL CLAD WOOD WINDOWS
8" STEEL BEAM LINTELS TYP.
CAST STONE COL.
12" STEEL BEAM
EIFS OR CONCRETE CAP

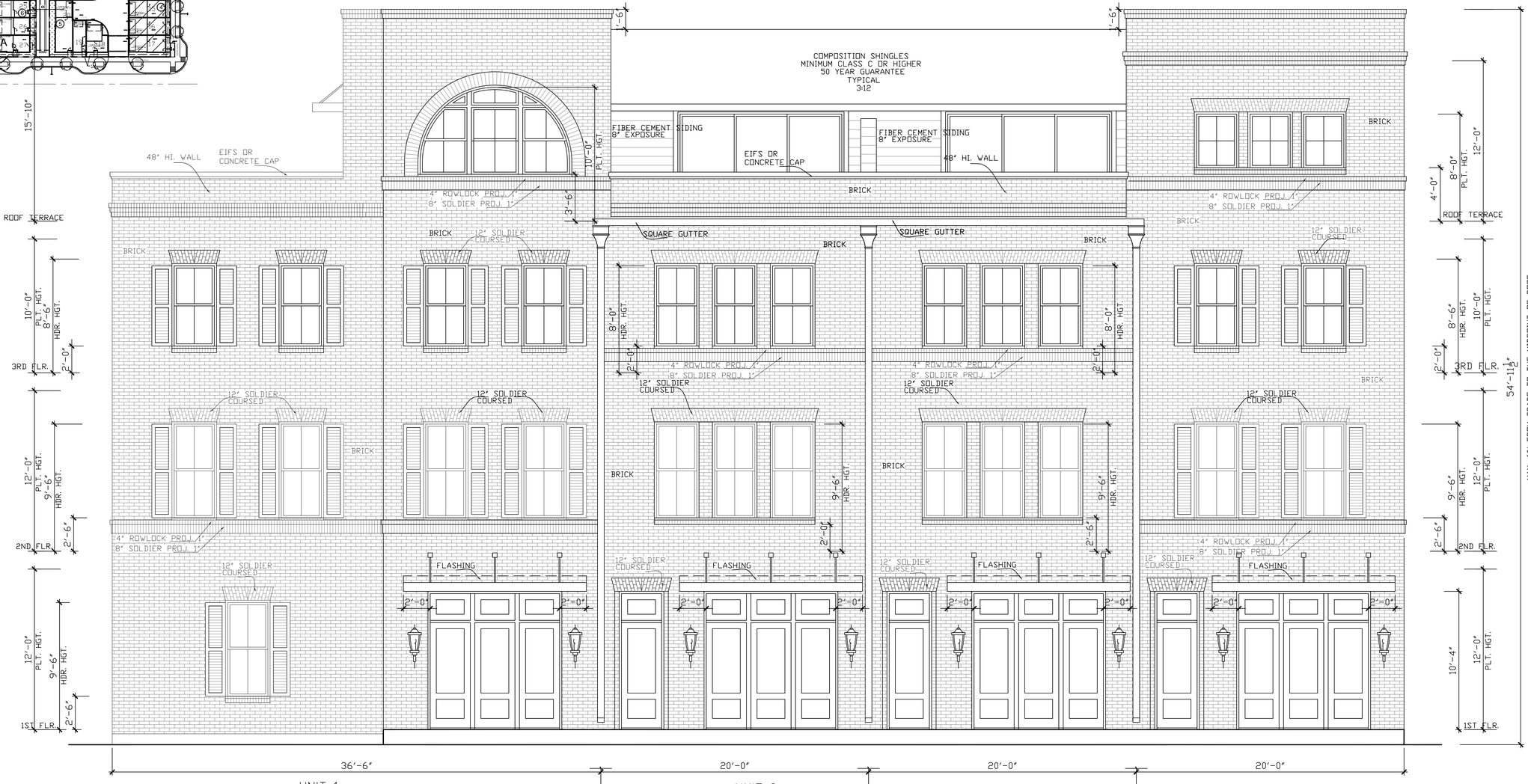
UNIT 4
BRICK PEDIMENT AT ENTRY
STANDING SEAM METAL ROOF
METAL CLAD WOOD WINDOWS
8" STEEL BEAM LINTELS TYP.
CAST STONE COL.
8"x12"x12" WOOD BRACKETS
12" STEEL BEAM
EIFS OR CONCRETE CAP

NORTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	66	2.02%
BRICK	3199	97.98%
GLAZING	1432	30.5%
TOTAL SURFACE AREA	4697	

FACADE PLAN NOTES

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ADDISON GROVE

UNIT 1
LOT 4
4126 Beltline Road

UNIT 2
LOT 3
4124 Beltline Road

UNIT 3
LOT 2
4122 Beltline Road

UNIT 4
LOT 1
4120 Beltline Road

north/front elevation

SCALE: 1/4" = 1'-0"
0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE-BLOCK A-BUILDING 1
NORTH/FRONT ELEVATION

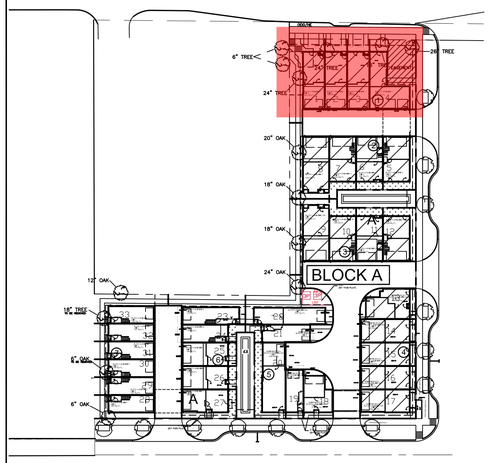
PLAN NO.

UNIT 1	3779
UNIT 2	3295
UNIT 3	3295
UNIT 4	3421

SHEET NO.
A-3.1

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Town Project #: 1821-Z



LEGEND

- BRICK
- FIBER CEMENT SIDING
- STUCCO

ADDITIONAL BUILDING MATERIALS

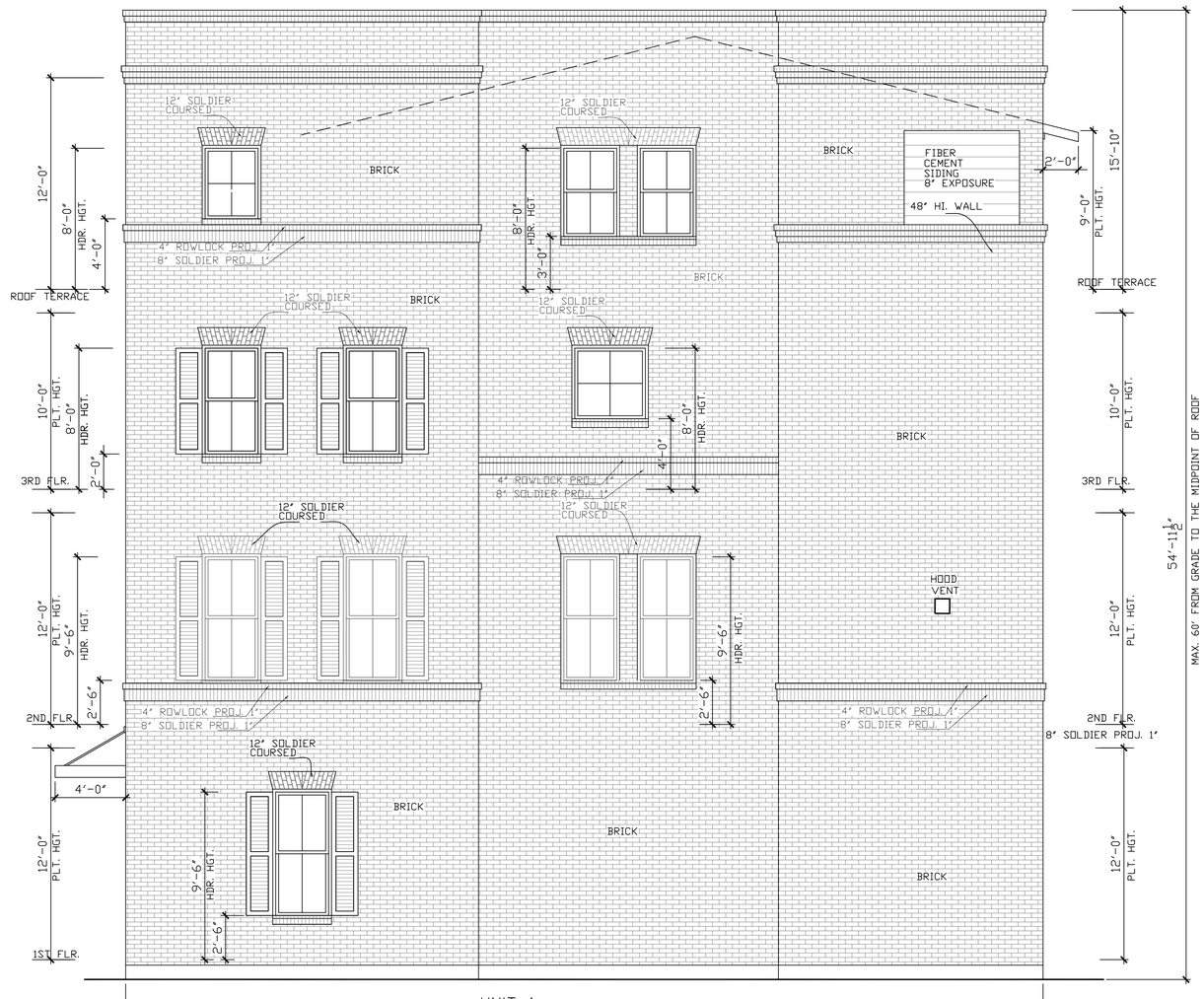
STANDING SEAM METAL ROOF
METAL CLAD WOOD WINDOWS
8' STEEL BEAM LINTELS TYP.
CAST STONE COL.
12" STEEL BEAM
EIFS OR CONCRETE CAP

WEST/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	35	1.36%
BRICK	2544	98.64%
GLAZING	236	8.38%
TOTAL SURFACE AREA	2815	

FACADE PLAN NOTES

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UNIT 4
LOT 1
52'-0"

4120 Beltline Road

west/right elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE-BLOCK A-BUILDING 1

WEST / RIGHT ELEVATION

PLAN NO.

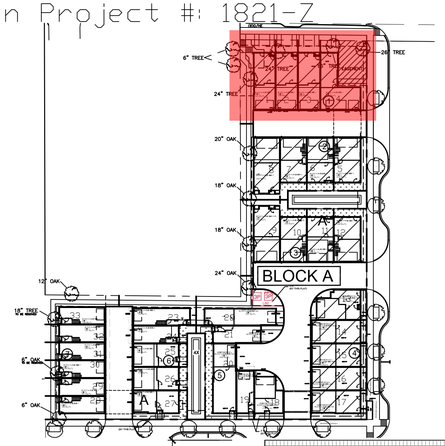
UNIT 1	3779
UNIT 2	3295
UNIT 3	3295
UNIT 4	3421

SHEET NO.

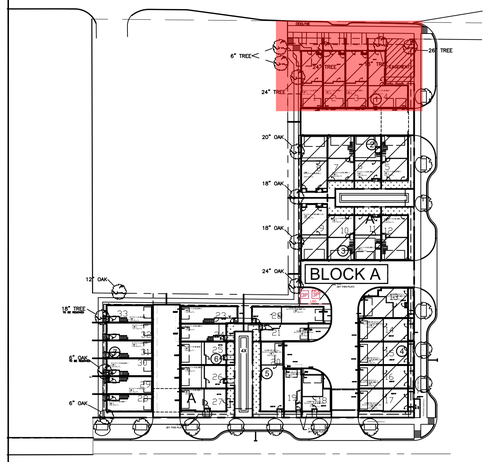
A-3.2

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Town Project #: 1821-Z


BLOCK A
A
A

Town Project #: 1821-Z



LEGEND

- BRICK
- FIBER CEMENT SIDING
- STUCCO

ADDITIONAL BUILDING MATERIALS

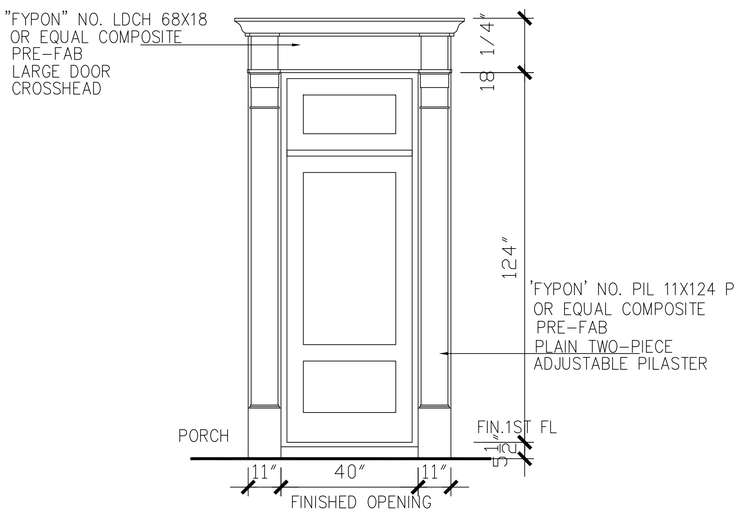
STANDING SEAM METAL ROOF
METAL CLAD WOOD WINDOWS
8' STEEL BEAM LINTELS TYP.
CAST STONE COL.
FIXED SHUTTER
12' STEEL BEAM
METAL CANOPY
EIFS OR CONCRETE CAP

EAST/LEFT

MATERIAL CALCULATION TABLE		
BRICK	2193	100%
GLAZING	622	22.10%
TOTAL SURFACE AREA	2815	

FACADE PLAN NOTES

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COMPOSITE PEDIMENT D

SCALE: 1/2" = 1'-0"



east/left elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

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Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 02/26/2021

URBAN INTOWN HOMES, L.td.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE-BLOCK A-BUILDING 1

EAST / LEFT ELEVATION

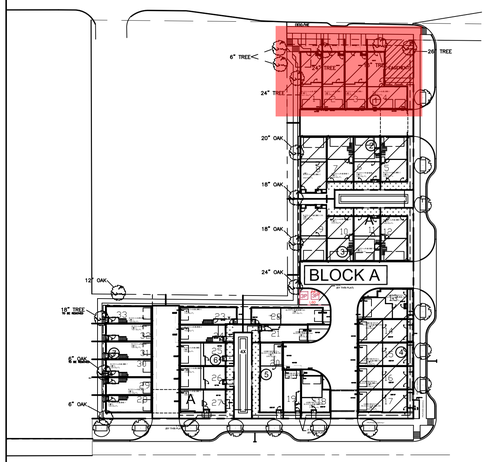
PLAN NO.

UNIT 1	3279
UNIT 2	3295
UNIT 3	3295
UNIT 4	3421

SHEET NO.

A-3.4

Town Project #: 1821-Z



unit 1 square footage	
FIRST FLOOR	509
SECOND FLOOR	1242
THIRD FLOOR	1242
ROOF TERRACE	786
TOTAL LIVING AREA	3779
GARAGE	757
PORCH	0
ROOF DECK	365
TOTAL SLAB AREA	1267

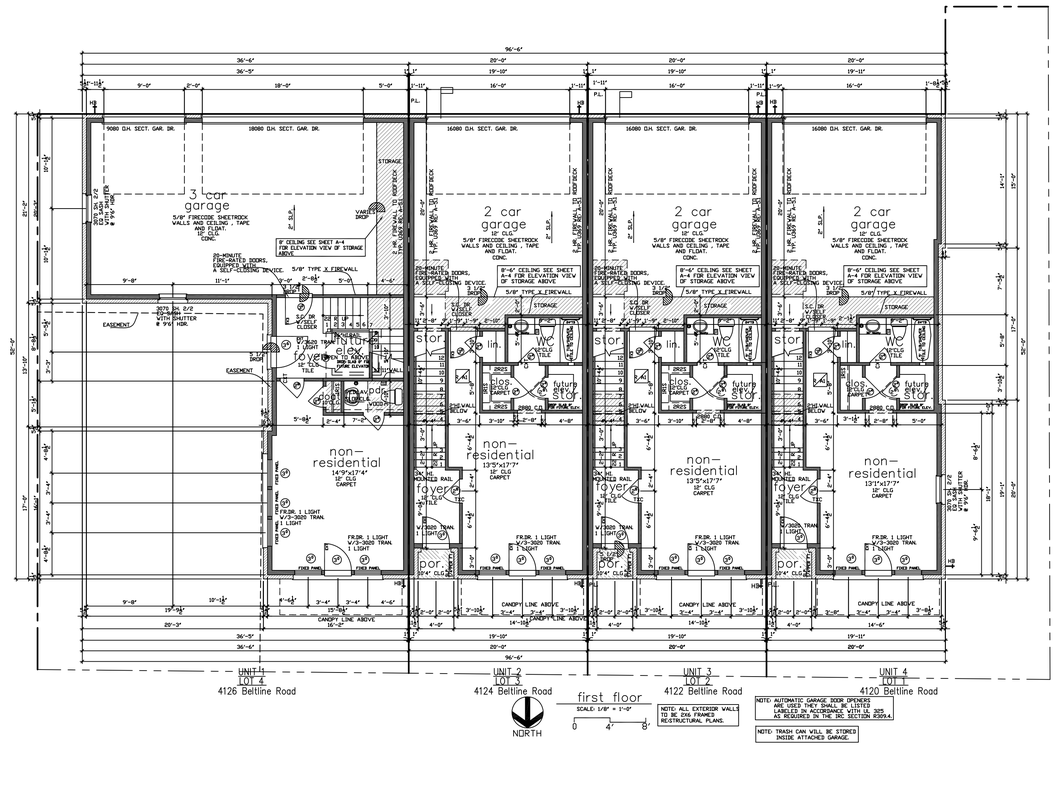
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2&3 square footage	
FIRST FLOOR	563
SECOND FLOOR	1040
THIRD FLOOR	1040
ROOF TERRACE	652
TOTAL LIVING AREA	3295
GARAGE	465
PORCH	121
AC DECK	71
ROOF DECK	259
TOTAL SLAB AREA	1040

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

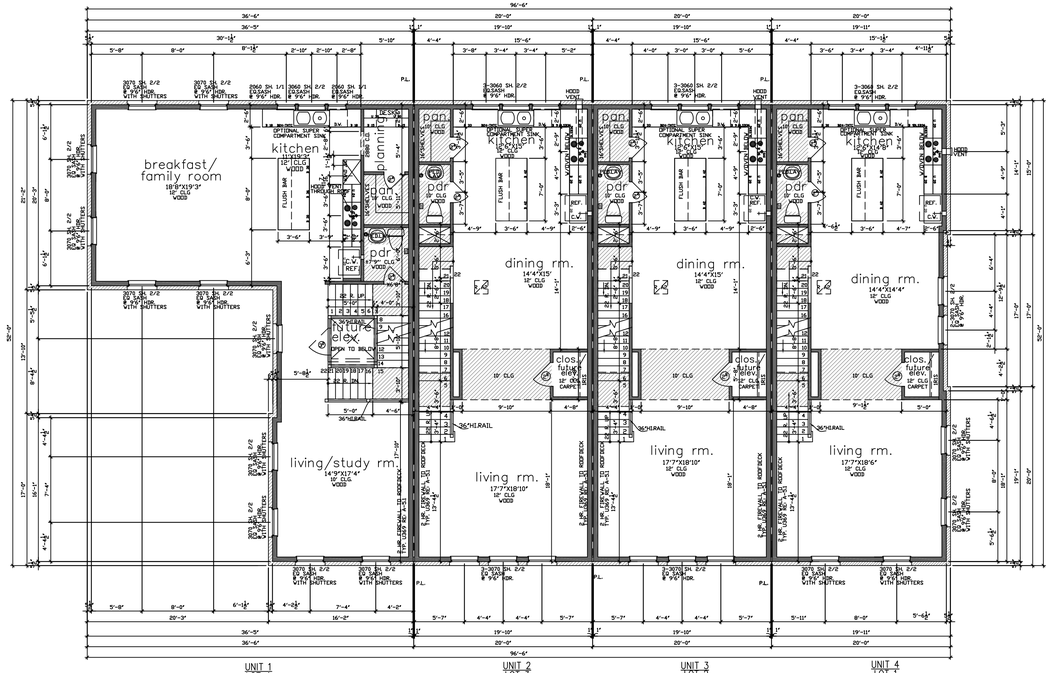
unit4 square footage	
FIRST FLOOR	561
SECOND FLOOR	1034
THIRD FLOOR	1034
ROOF TERRACE	792
TOTAL LIVING AREA	3421
GARAGE	468
PORCH	121
ROOF DECK	194
TOTAL SLAB AREA	1034

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



NOTE :
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	3779	3
UNIT 2	3295	3
UNIT 3	3295	3
UNIT 4	3421	3



ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 02/26/2021

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE-BLOCK A-BUILDING 1

FLOOR PLAN

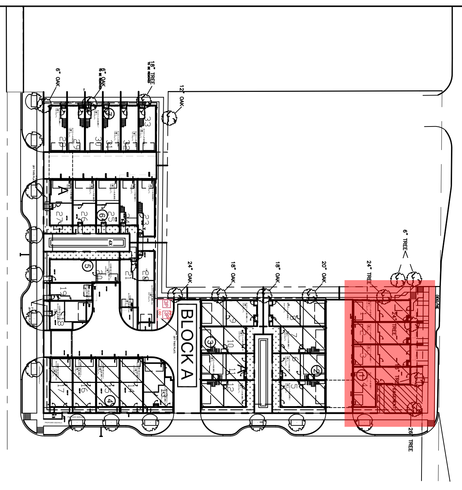
PLAN NO.

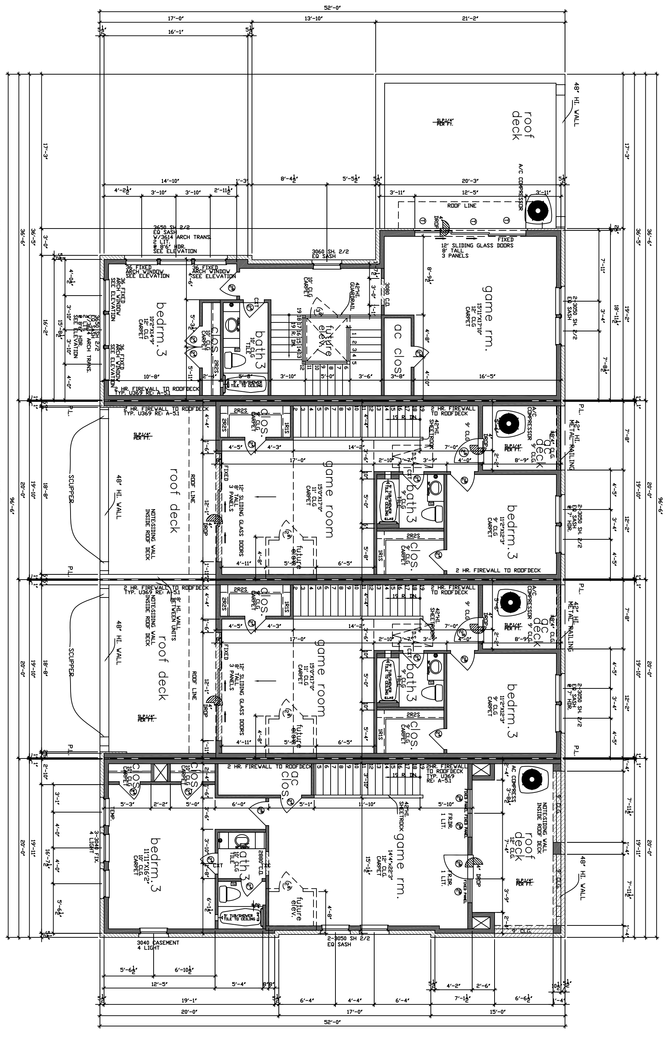
UNIT 1	3779
UNIT 2	3295
UNIT 3	3295
UNIT 4	3421

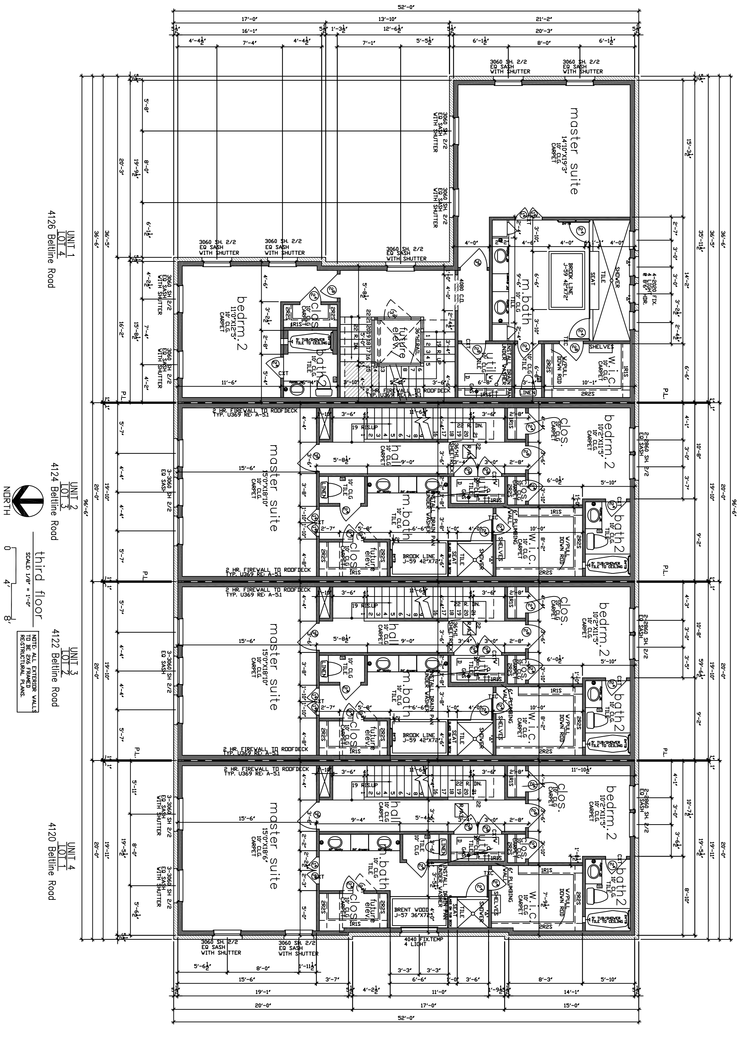
SHEET NO.
A-2.1

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1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

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ADDISON GROVE

SHEET NO.	A-2.2
PLAN NO.	
UNIT 1	3729
UNIT 2	3295
UNIT 3	3295
UNIT 4	3421

ADDISON GROVE-BLOCK A-BUILDING 1

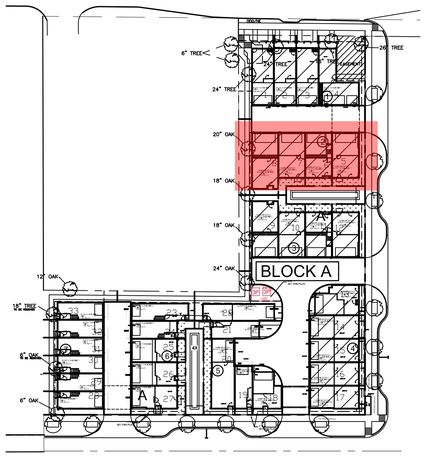
FLOOR PLAN

URBAN INTOWN HOMES, Ltd.

1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 02/26/2021

Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

UNIT 4
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

UNIT 2&3
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

SOUTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	66	2.3%
BRICK	2792	97.7%
GLAZING	1095	27.7%
TOTAL SURFACE AREA	3953	

FACADE PLAN NOTES

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UNIT 1
LOT 8
15009 Oak Street

UNIT 2
LOT 7
15011 Oak Street

UNIT 3
LOT 6
15013 Oak Street

UNIT 4
LOT 5
15015 Oak Street

south/front elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 2

SOUTH / FRONT ELEVATION

PLAN NO.

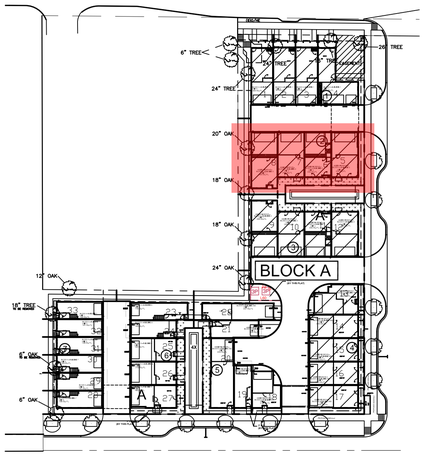
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.

A-3.1

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

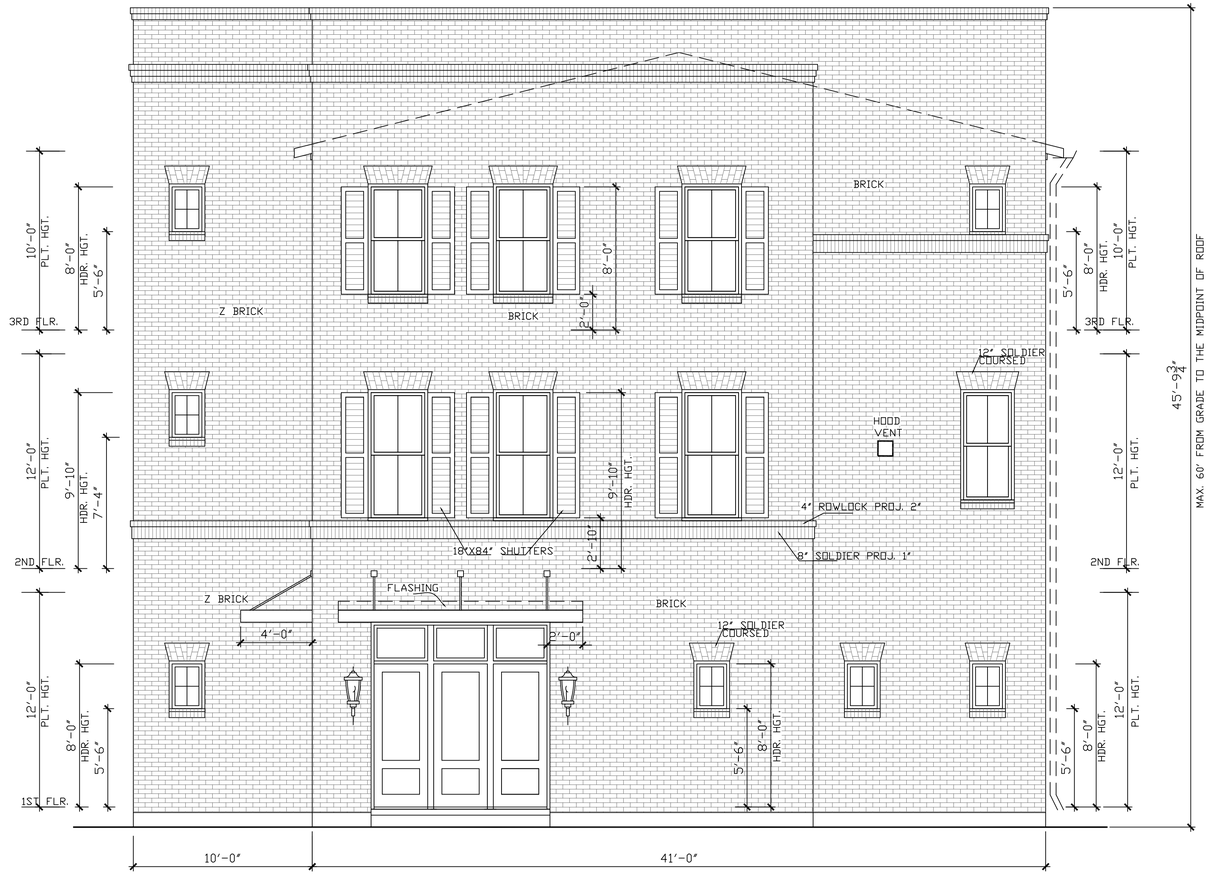
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

EAST/RIGHT

MATERIAL CALCULATION TABLE		
BRICK	2544	100%
GLAZING	206	9.0%
TOTAL SURFACE AREA	2295	

FACADE PLAN NOTES

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UNIT 1
LOT 8
15009 Oak Street

UNIT 4
LOT 5
15015 Oak Street

east/right elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 2

EAST / RIGHT ELEVATIONS

PLAN NO.

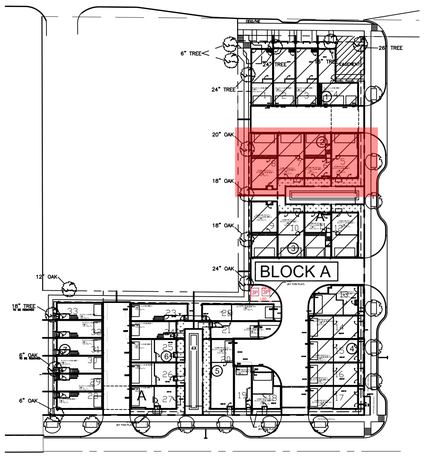
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.

A-3.2

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

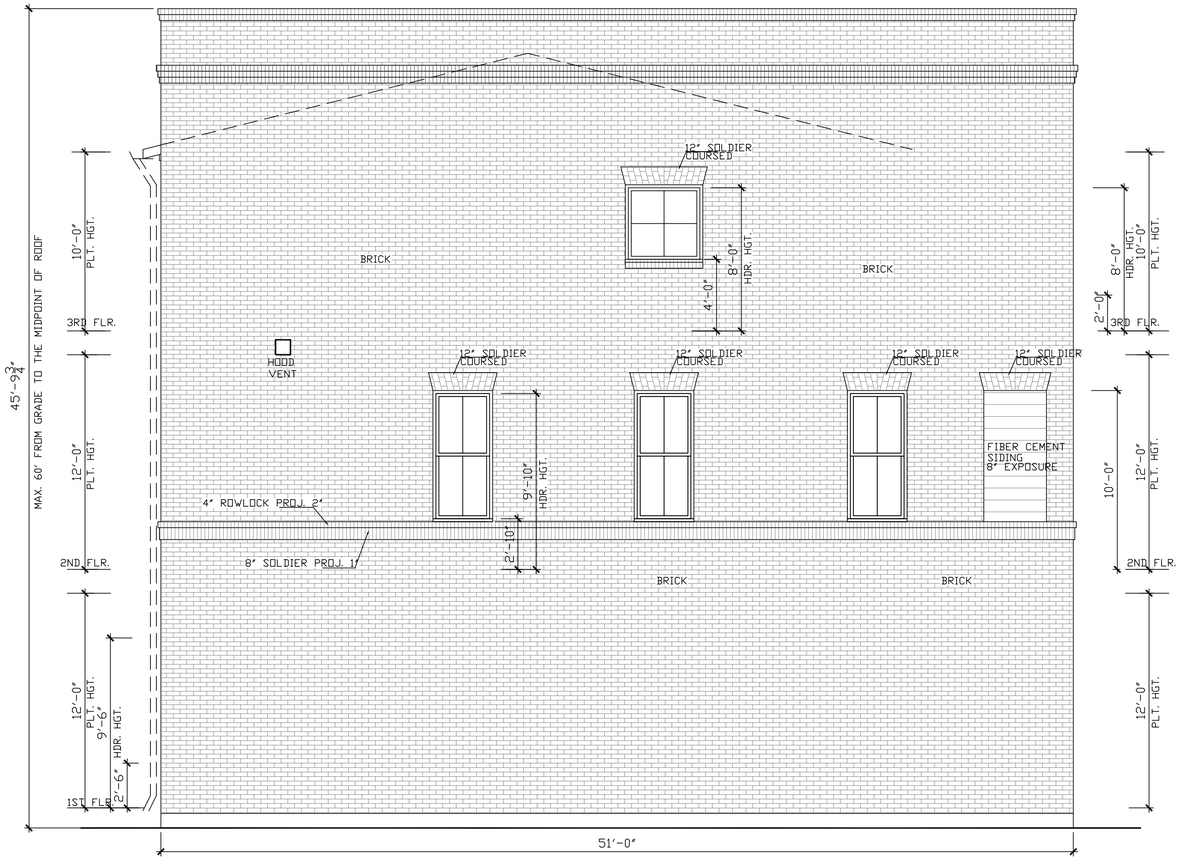
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

WEST/LEFT

MATERIAL CALCULATION TABLE		
SIDING	26	1.2%
BRICK	2179	98.8%
GLAZING	90	3.9%
TOTAL SURFACE AREA	2295	

FACADE PLAN NOTES

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UNIT 1
LOT 8
15009 Oak Street

west/left elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 2

WEST / LEFT ELEVATIONS

PLAN NO.

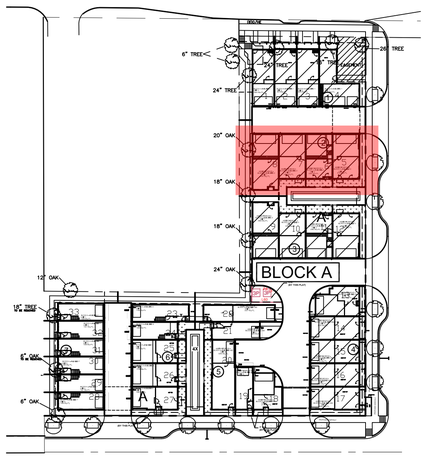
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.

A-3.3

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1 &4 TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY
SQUARE GUTTER

UNIT 2&3 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

NORTH/REAR

MATERIAL CALCULATION TABLE		
BRICK	3006	100%
GLAZING	370	11.0%
TOTAL SURFACE AREA	3376	

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north/rear elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 2

NORTH / REAR ELEVATION

PLAN NO.

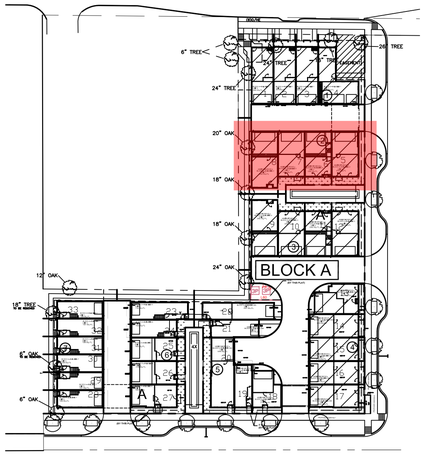
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

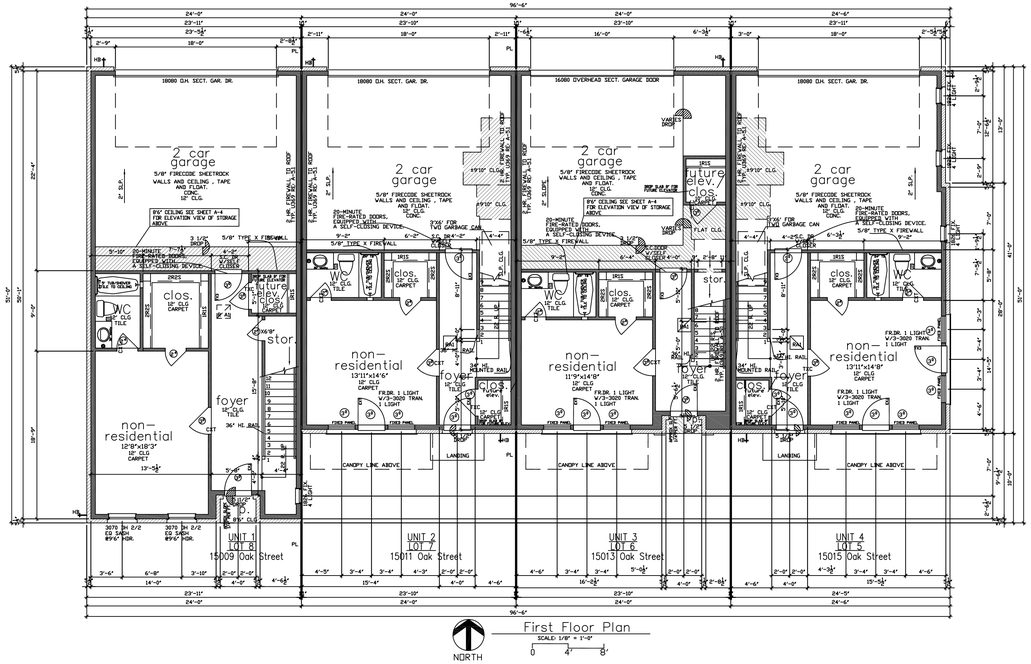
SHEET NO.

A-3.4

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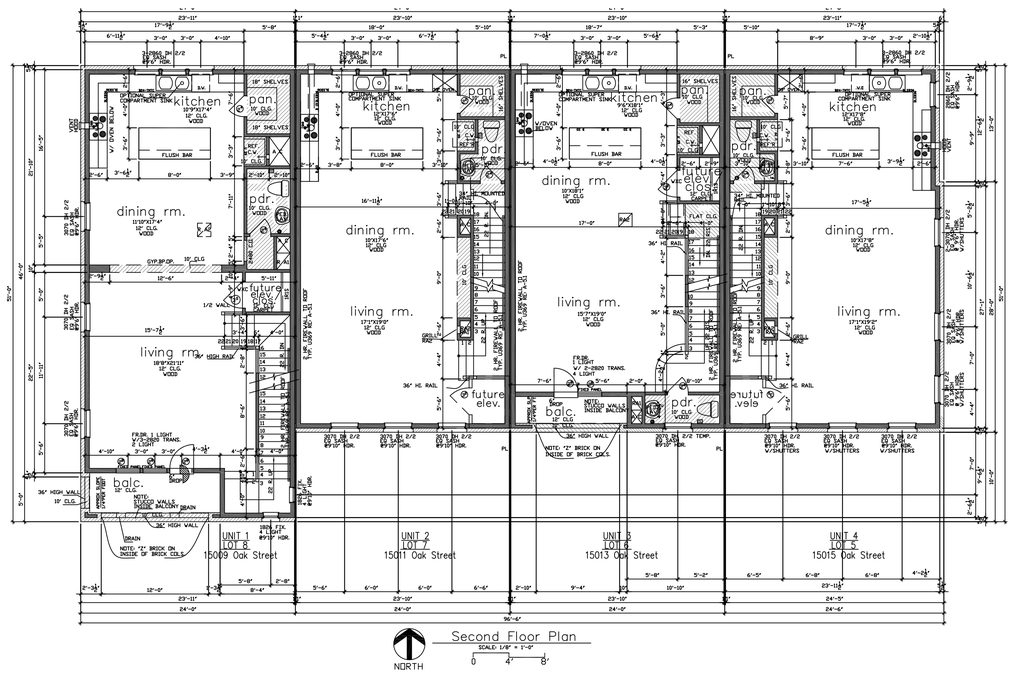
Town Project #: 1821-Z





NOTE :
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2963	2
UNIT 2	2399	2
UNIT 3	2282	2
UNIT 4	2436	2



unit1 square footage

FIRST FLOOR	664
SECOND FLOOR	1139
THIRD FLOOR	1160
TOTAL LIVING AREA	2963
GARAGE	547
PORCH	11
BALCONY	85
TOTAL SLAB AREA	1224

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit2 square footage

FIRST FLOOR	492
SECOND FLOOR	984
THIRD FLOOR	923
TOTAL LIVING AREA	2399
GARAGE	491
PORCH	0
BALCONY	0
TOTAL SLAB AREA	984

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit3 square footage

FIRST FLOOR	427
SECOND FLOOR	958
THIRD FLOOR	923
TOTAL LIVING AREA	2282
GARAGE	543
PORCH	8
BALCONY	52
TOTAL SLAB AREA	984

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit4 square footage

FIRST FLOOR	598
SECOND FLOOR	998
THIRD FLOOR	936
TOTAL LIVING AREA	2436
GARAGE	496
PORCH	0
BALCONY	0
TOTAL SLAB AREA	998

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 07/11/2019

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 2
FLOOR PLAN

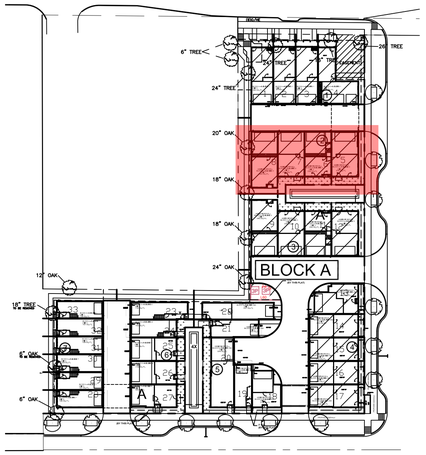
ADDISON GROVE

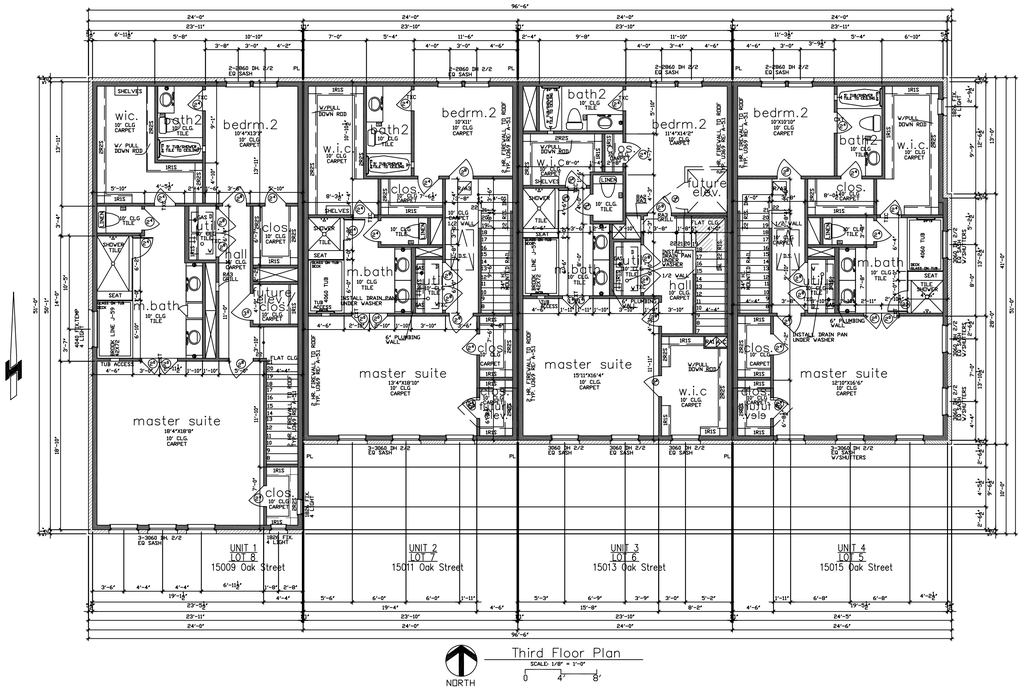
PLAN NO.
UNIT 1 2963
UNIT 2 2399
UNIT 3 2282
UNIT 4 2436

SHEET NO.
A-2.1

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Town Project #: 1821-Z





Third Floor Plan
SCALE: 1/8" = 1'-0"
0 4' 8'

ADDISON GROVE

ADDISON GROVE -BLOCK A - BUILDING 2
FLOOR PLAN

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 07/11/2019

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PLAN NO.

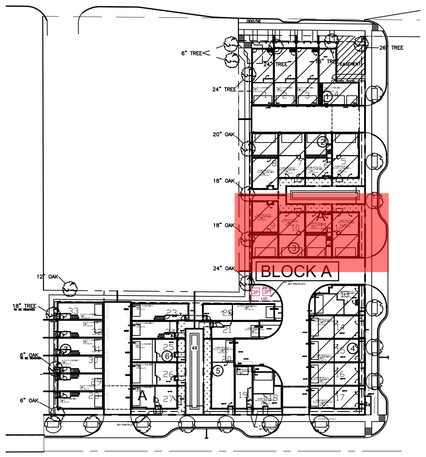
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.
A-2.2

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

UNIT 2&3
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

UNIT 4
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

NORTH/FRONT

MATERIAL CALCULATION TABLE		
SIDING	66	2.3%
BRICK	2792	97.7%
GLAZING	1095	27.7%
TOTAL SURFACE AREA	3953	

FACADE PLAN NOTES

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



UNIT 4
LOT 12
15001 Oak Street

UNIT 3
LOT 11
15003 Oak Street

UNIT 2
LOT 10
15005 Oak Street

UNIT 1
LOT 9
15007 Oak Street

north/front elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
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ADDISON GROVE -BLOCK A - BUILDING 3

NORTH / FRONT ELEVATION

PLAN NO.

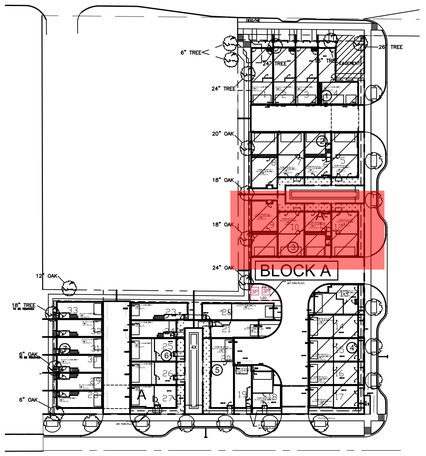
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

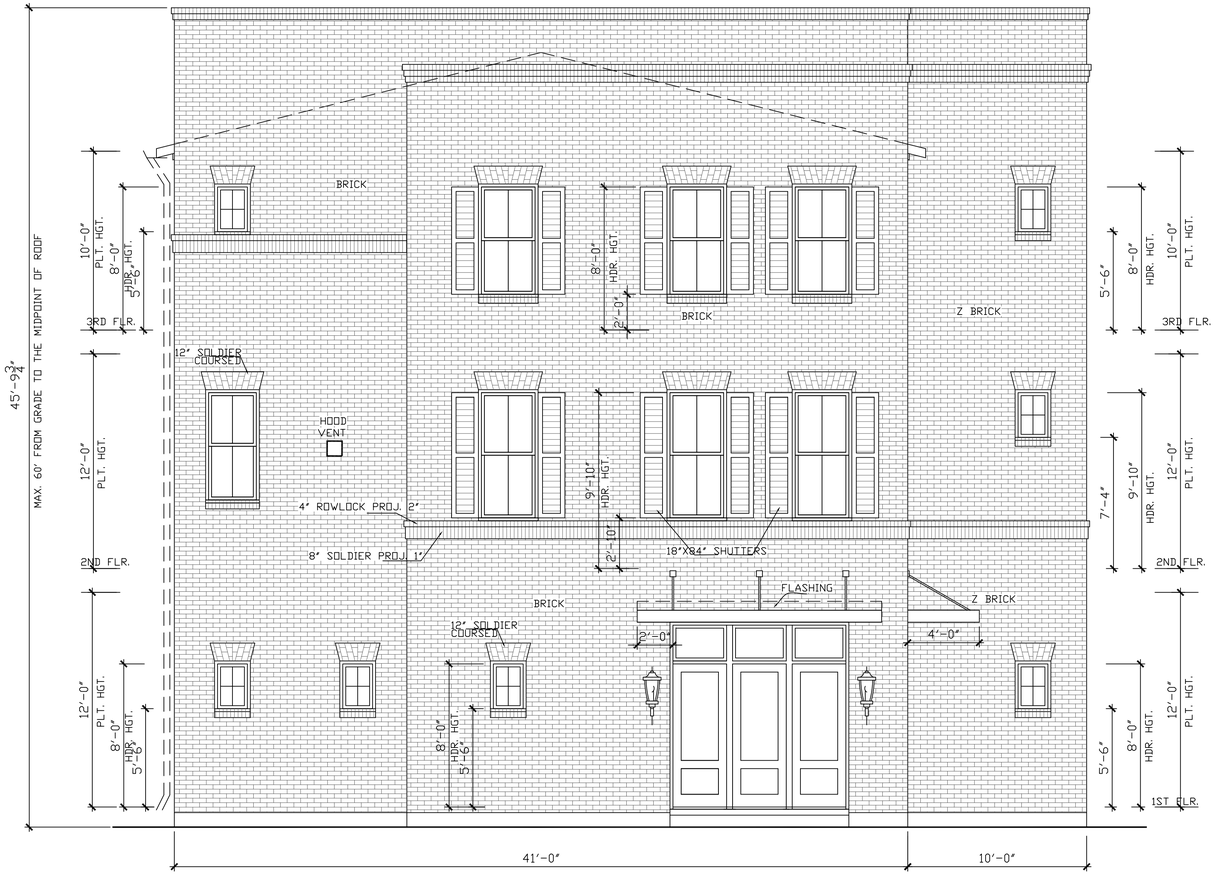
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

EAST/LEFT

MATERIAL CALCULATION TABLE		
BRICK	2544	100%
GLAZING	206	9.0%
TOTAL SURFACE AREA	2295	

FACADE PLAN NOTES

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UNIT 4
LOT 12
15001 Oak Street

UNIT 1
LOT 9
15007 Oak Street

east/left elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

URBAN INTOWN HOMES, Ltd.
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ADDISON GROVE -BLOCK A - BUILDING 3

EAST / LEFT ELEVATIONS

ADDISON GROVE

PLAN NO.

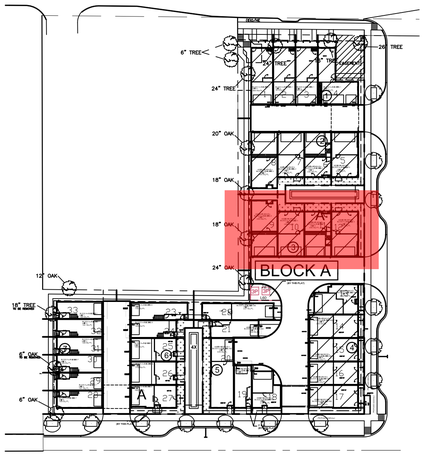
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.

A-3.2

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

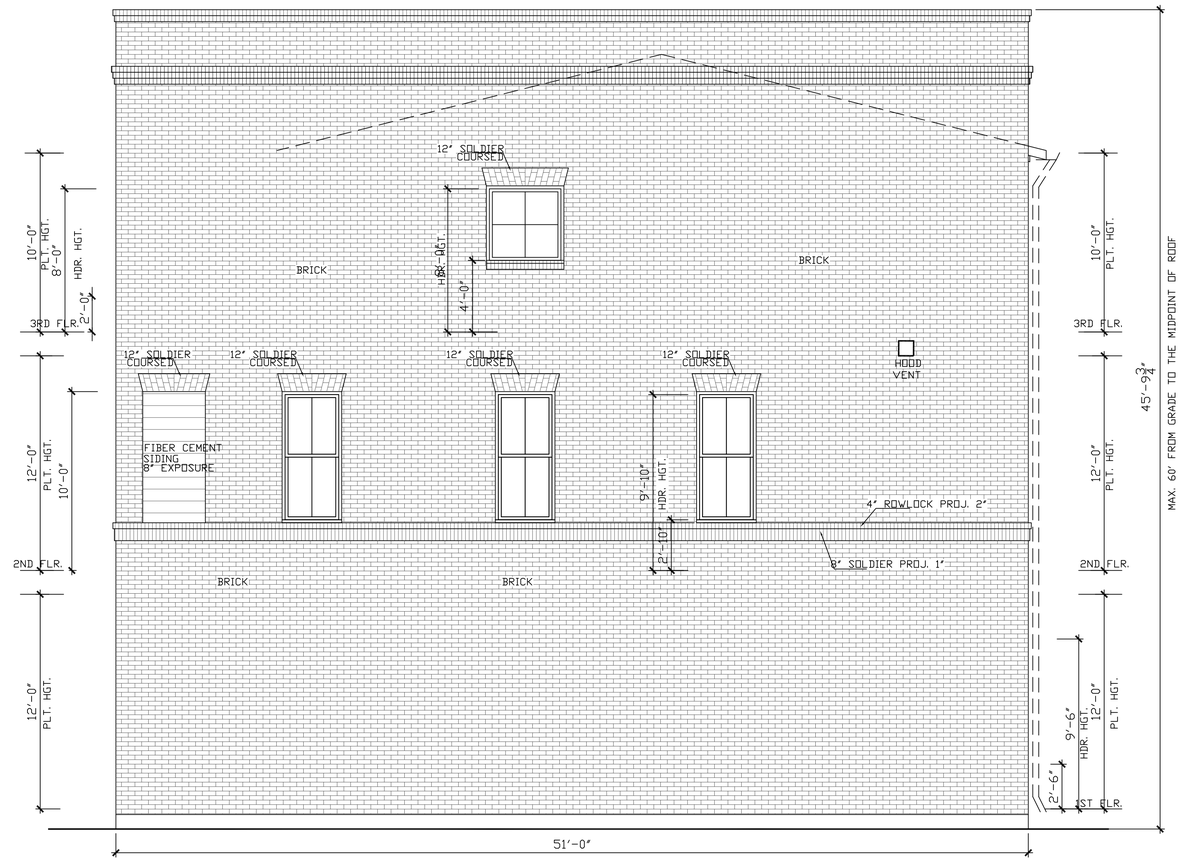
TPO ROOF
METAL CLAD WOOD WINDOWS
METAL CANOPY

WEST/RIGHT

MATERIAL CALCULATION TABLE		
SIDING	26	1.2%
BRICK	2179	98.8%
GLAZING	90	3.9%
TOTAL SURFACE AREA	2295	

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UNIT 1
LOT 9
15007 Oak Street

west/right elevation

SCALE: 1/4" = 1'-0"
0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/4" = 1'-0"
Last Updated: 07/11/2019

URBAN INTOWN HOMES, Ltd.
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ADDISON GROVE -BLOCK A - BUILDING 3

WEST / RIGHT ELEVATIONS

PLAN NO.

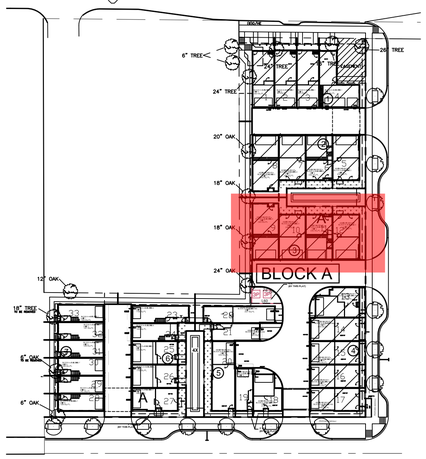
UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.

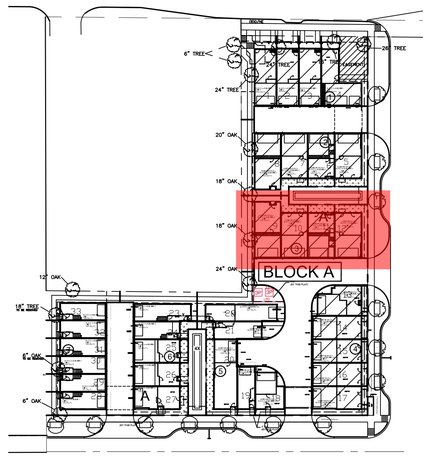
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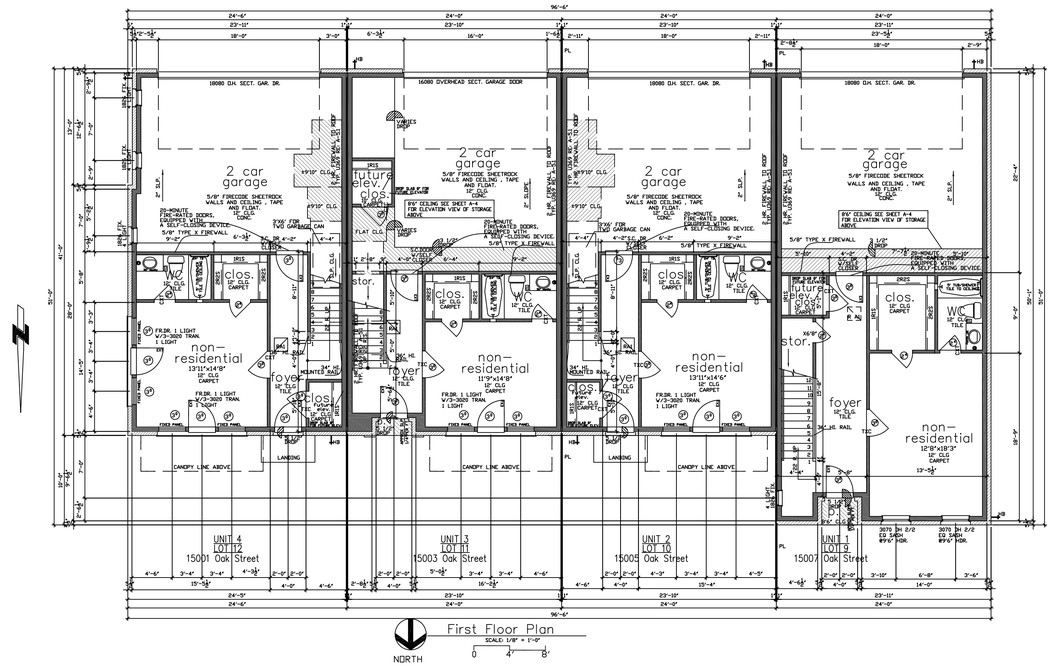
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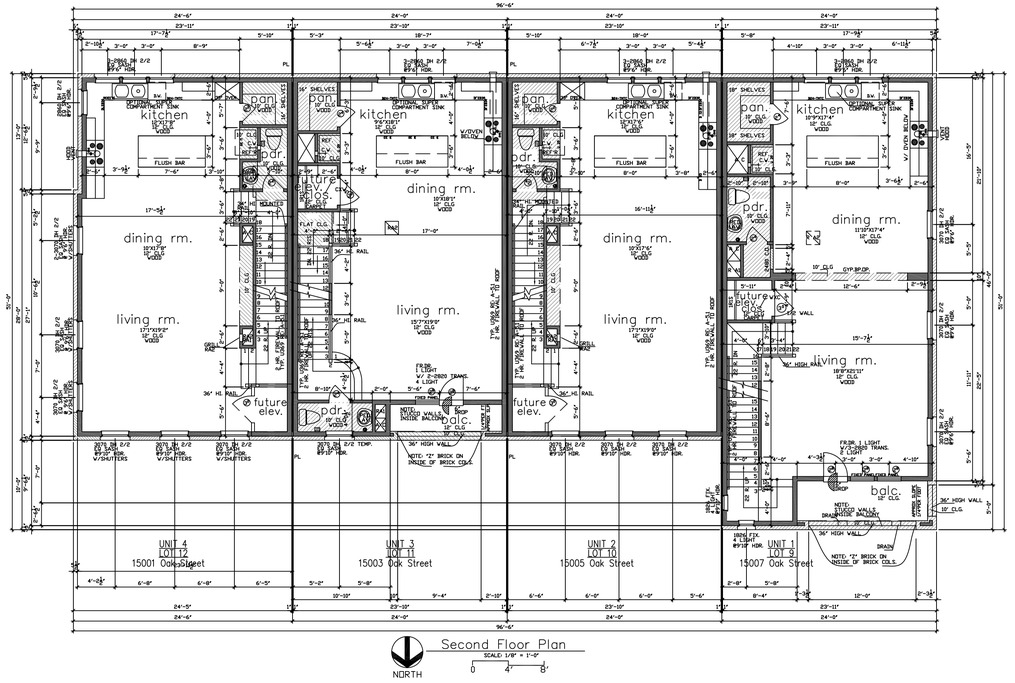
Town Project #: 1821-Z


BLOCK A
A
A

Town Project #: 1821-Z







NOTE :
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2963	2
UNIT 2	2399	2
UNIT 3	2282	2
UNIT 4	2436	2

unit1 square footage	
FIRST FLOOR	664
SECOND FLOOR	1139
THIRD FLOOR	1160
TOTAL LIVING AREA	2963
GARAGE	547
PORCH	11
BALCONY	85
TOTAL SLAB AREA	1224

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit2 square footage	
FIRST FLOOR	493
SECOND FLOOR	984
THIRD FLOOR	922
TOTAL LIVING AREA	2399
GARAGE	493
PORCH	0
BALCONY	0
TOTAL SLAB AREA	984

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit3 square footage	
FIRST FLOOR	427
SECOND FLOOR	932
THIRD FLOOR	923
TOTAL LIVING AREA	2282
GARAGE	543
PORCH	8
BALCONY	50
TOTAL SLAB AREA	984

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit4 square footage	
FIRST FLOOR	562
SECOND FLOOR	996
THIRD FLOOR	936
TOTAL LIVING AREA	2436
GARAGE	456
PORCH	0
BALCONY	0
TOTAL SLAB AREA	996

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 02/01/2016
Scale: 1/8" = 1'-0"
Last Updated: 07/11/2019

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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

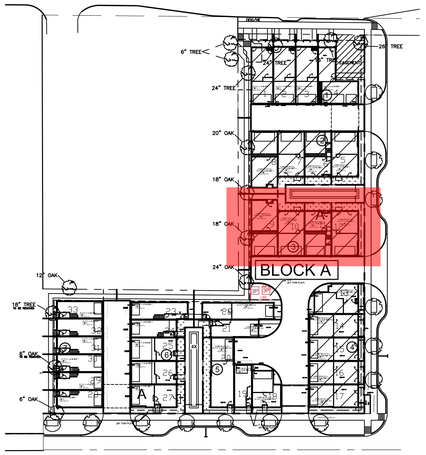
ADDISON GROVE -BLOCK A - BUILDING 3
FLOOR PLAN

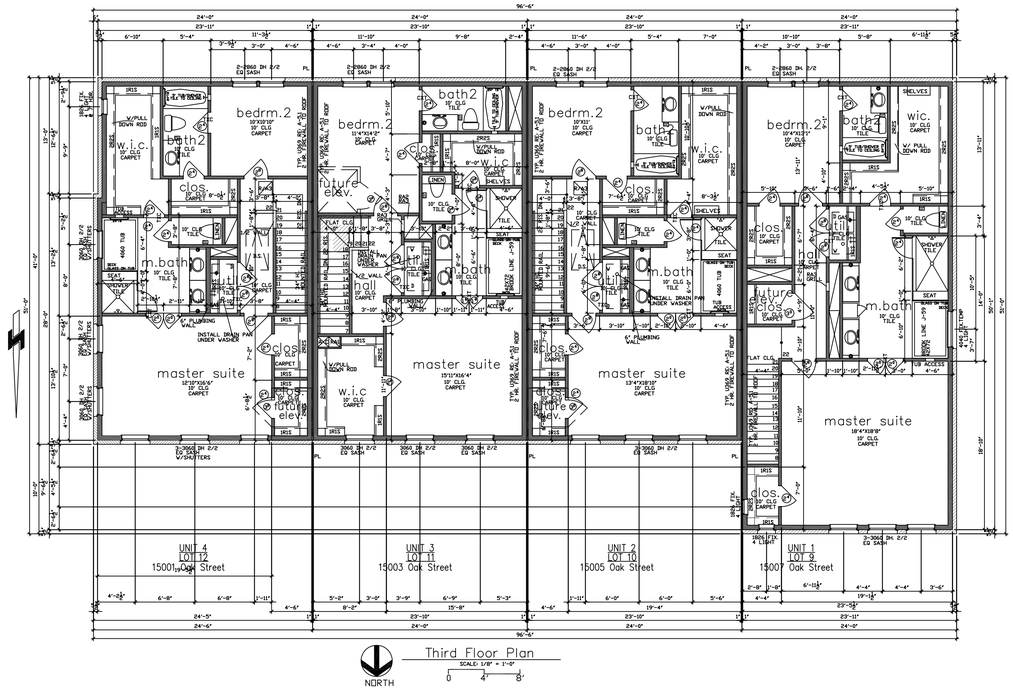
PLAN NO.
UNIT 1 2963
UNIT 2 2399
UNIT 3 2282
UNIT 4 2436

SHEET NO.
A-2.1

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Town Project #: 1821-Z





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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

ADDISON GROVE -BLOCK A - BUILDING 3

FLOOR PLAN

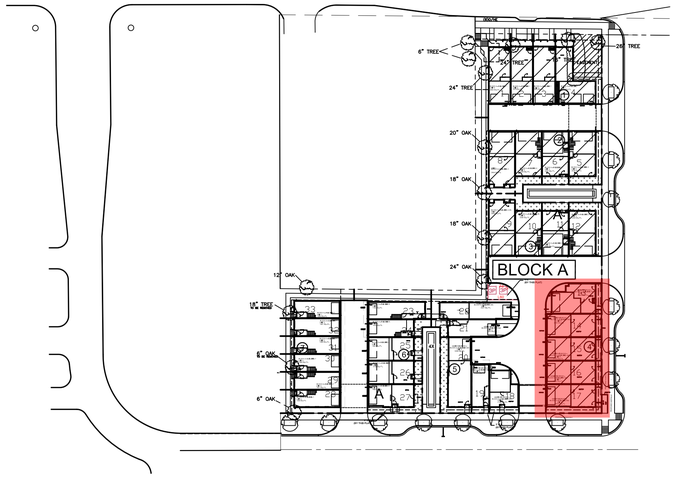
PLAN NO.

UNIT 1	2963
UNIT 2	2399
UNIT 3	2282
UNIT 4	2436

SHEET NO.
A-2.2

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

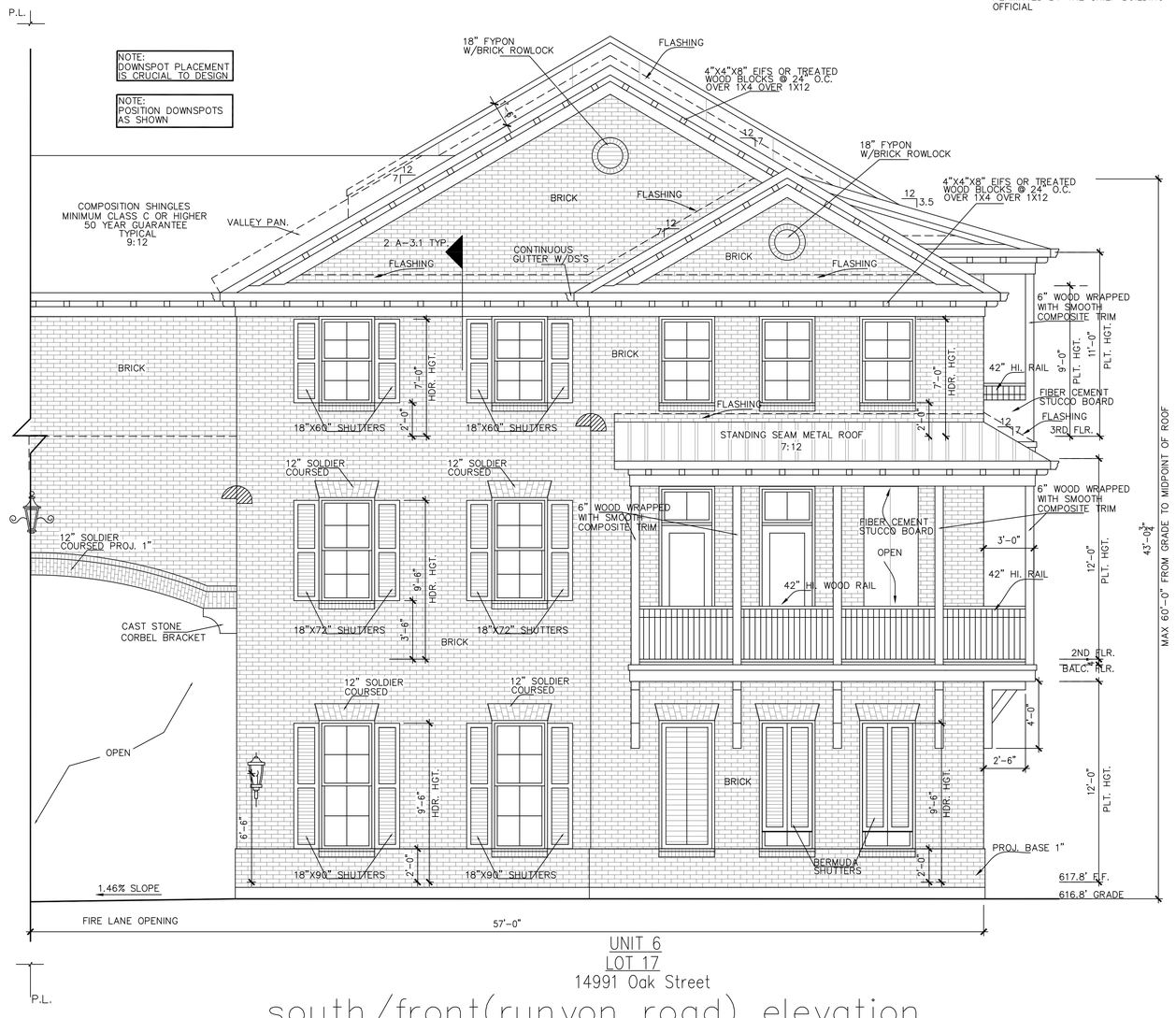
UNIT 6 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

NORTH/FRONT ELEVATION

MATERIAL CALCULATION TABLE		
BRICK	1428	97.3%
STUCCO BOARD	40	2.7%
GLAZING	466	24.1%
TOTAL SURFACE AREA	1934	

FACADE PLAN NOTES

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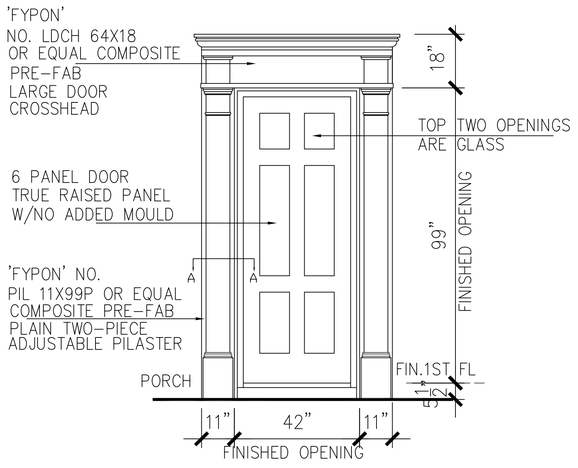


UNIT 6
LOT 17
14991 Oak Street

south/front(runyon road) elevation

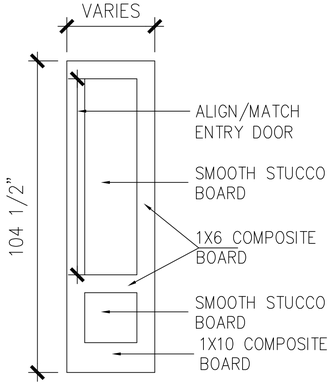
SCALE: 1/4" = 1'-0"

0 4' 8'



COMPOSITE PEDIMENT A

SCALE: 1/2" = 1'-0"



PORCH SIDE WALL DETAIL B

SCALE: 1/2" = 1'-0"

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
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ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 4

SOUTH / FRONT ELEVATION

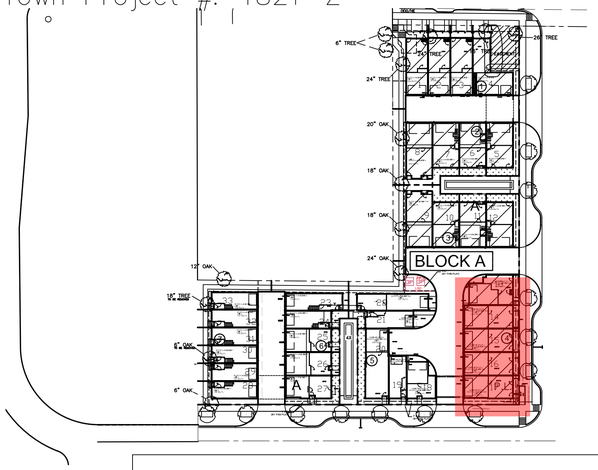
PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.

A-3.1

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

EAST/RIGHT ELEVATION

MATERIAL CALCULATION TABLE		
STUCCO BOARD	114	4.8%
BRICK	2275	95.2%
GLAZING	1596	40.1%
TOTAL SURFACE AREA	3985	

FACADE PLAN NOTES

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UNIT 6 — LOT 17 — 14991 Oak Street
UNIT 7 — LOT 16 — 14993 Oak Street
UNIT 8 — LOT 15 — 14995 Oak Street
UNIT 9 — LOT 14 — 14997 Oak Street
UNIT 10 — LOT 13 — 14999 Oak Street

east/right(OAK STREET) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

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Last Updated: 08/18/2020

ADDISON GROVE - BLOCK A - BUILDING 4

EAST / RIGHT ELEVATION

ADDISON GROVE

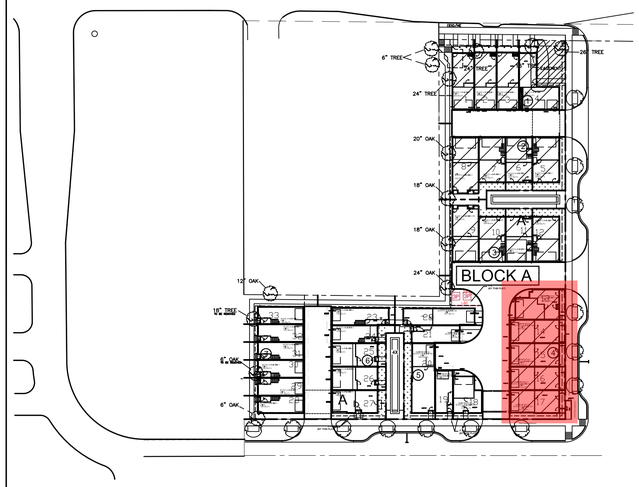
PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.

A-3.2

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Town Project #: 1821-Z



LEGEND

BRICK

ADDITIONAL BUILDING MATERIALS

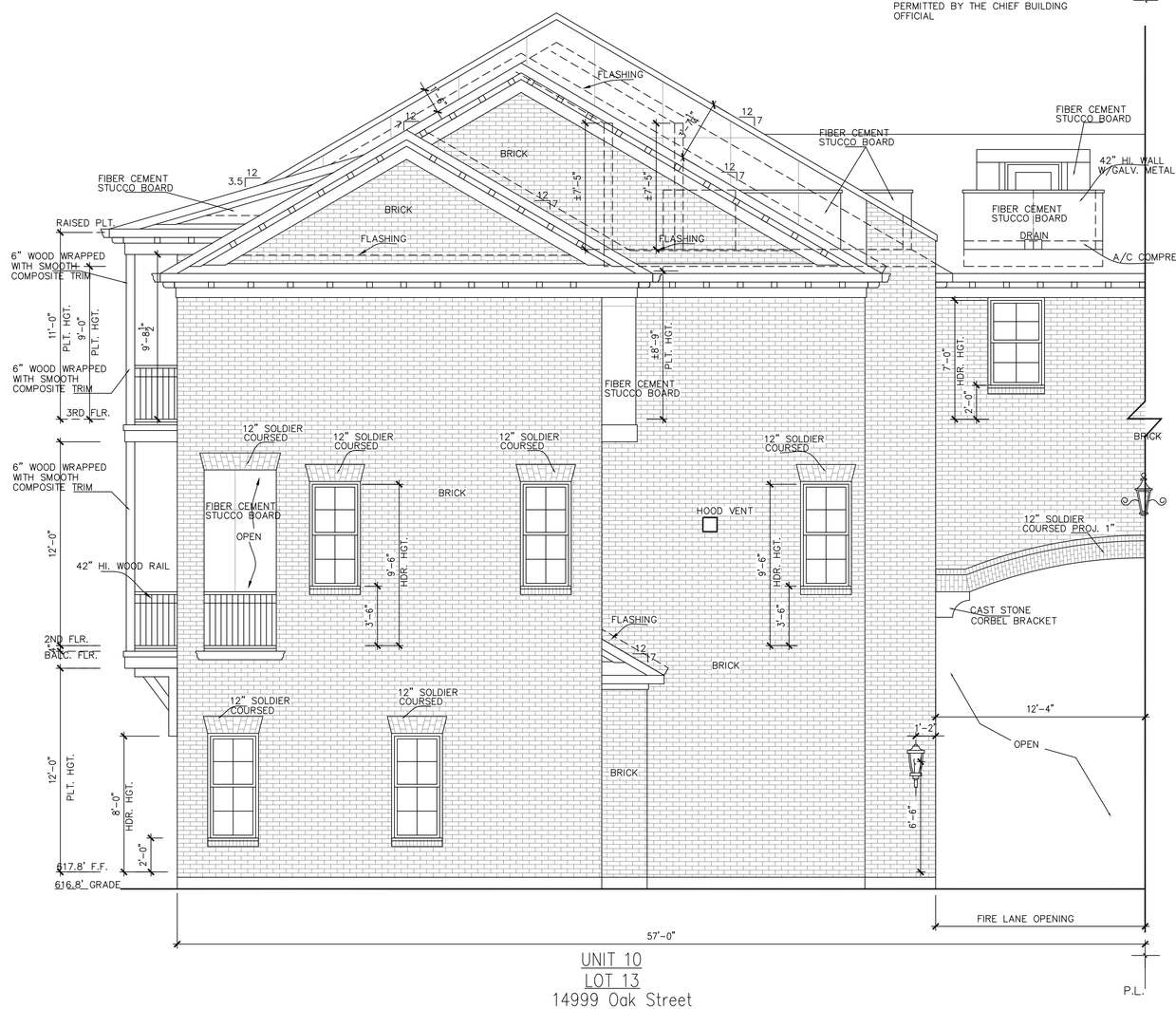
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

NORTH/REAR ELEVATION

MATERIAL CALCULATION TABLE		
BRICK	1726	90.6%
STUCCO BOARD	179	9.4%
GLAZING	118	5.8%
TOTAL SURFACE AREA	2023	

FACADE PLAN NOTES

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UNIT 10
LOT 13
14999 Oak Street

north/rear/alley elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE - BLOCK A - BUILDING 4

NORTH / REAR ELEVATION

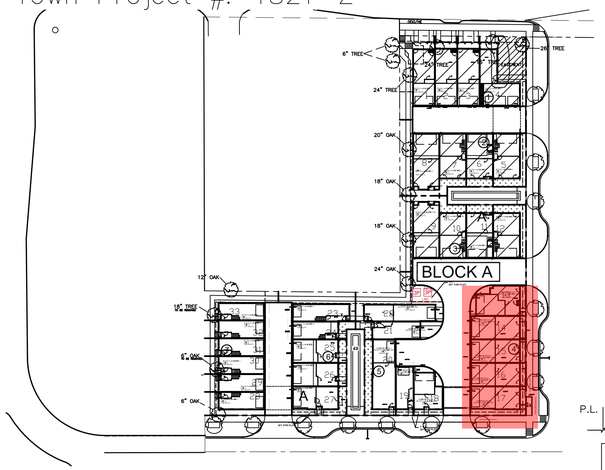
PLAN NO.

UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.
A-3.3

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

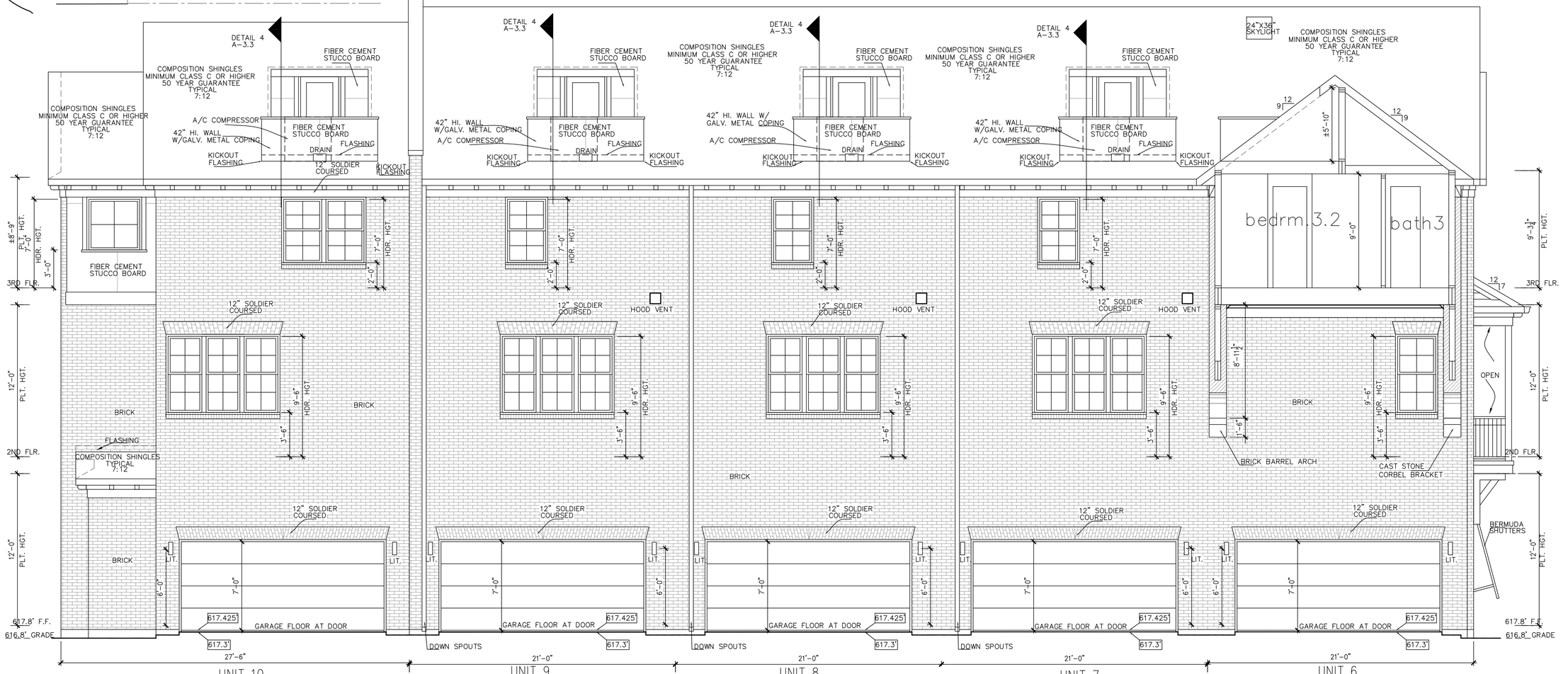
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

WEST/LEFT ELEVATION

MATERIAL CALCULATION TABLE		
BRICK	2448	91.6%
STUCCO BOARD	225	8.4%
GLAZING	388	12.7%
TOTAL SURFACE AREA	3061	

FACADE PLAN NOTES

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UNIT 10 / LOT 13 / 14999 Oak Street

UNIT 9 / LOT 14 / 14997 Oak Street

UNIT 8 / LOT 15 / 14995 Oak Street

UNIT 7 / LOT 16 / 14993 Oak Street

UNIT 6 / LOT 17 / 14991 Oak Street

ADDISON GROVE

west/left(court yard)elevation

SCALE: 1/4 = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE - BLOCK A - BUILDING 4

WEST / LEFT ELEVATION

PLAN NO.

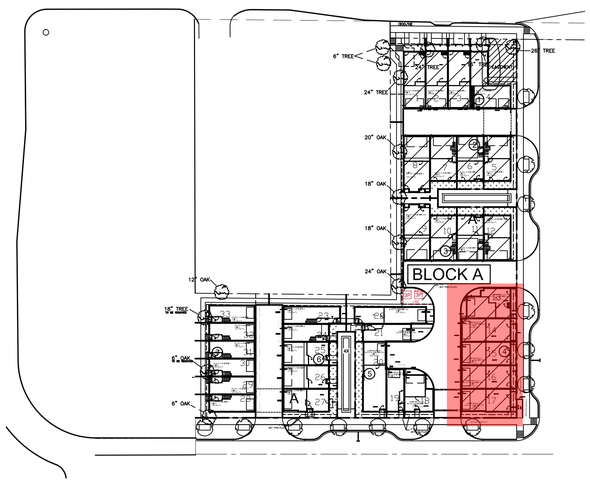
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.

A-3.4

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

UNIT 3 COMPOSITE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

UNIT 4 BRCK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

UNIT 5 COMPOSITE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

UNIT 6 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

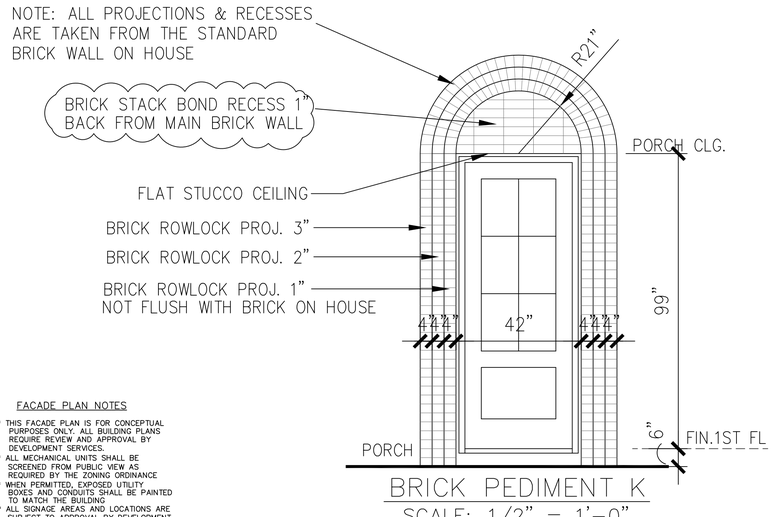
NORTH/FRONT ELEVATION

MATERIAL CALCULATION TABLE		
BRICK	3563	97.8%
STUCCO BOARD	79	2.2%
GLAZING	840	18.7%
TOTAL SURFACE AREA	4482	

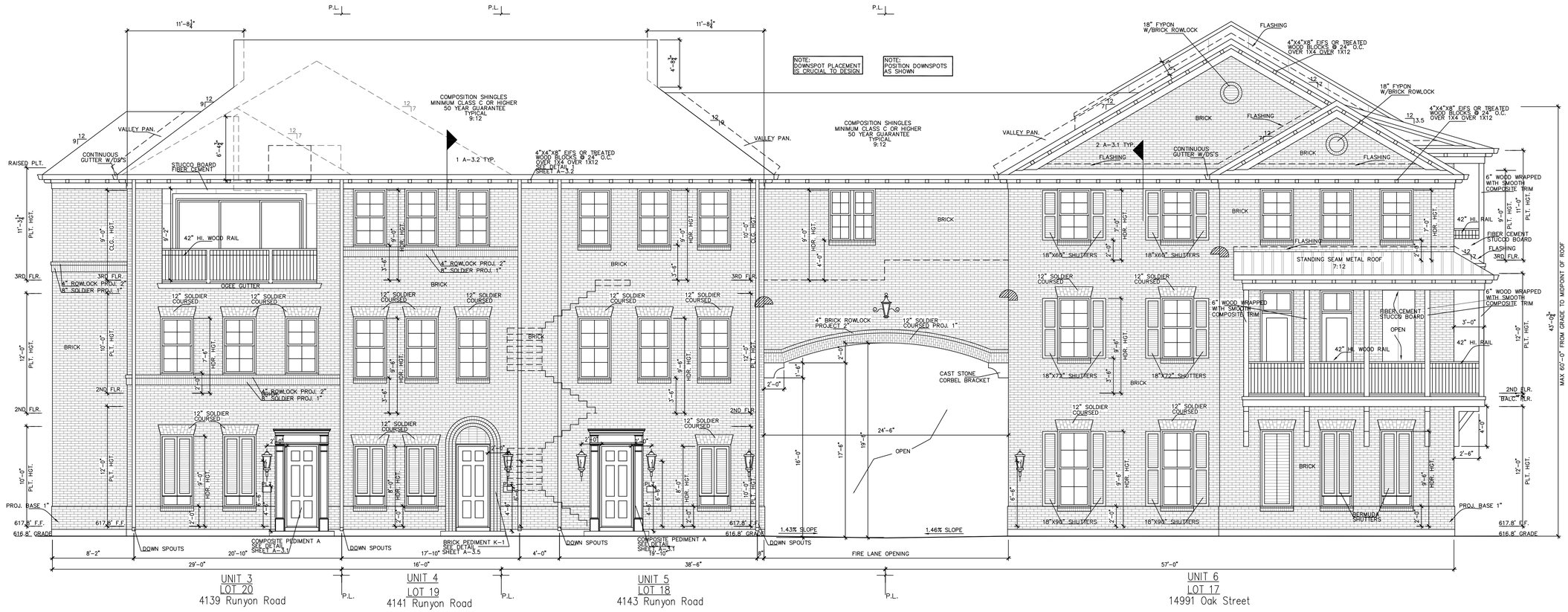
FACADE PLAN NOTES

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NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL ON HOUSE



BRICK PEDIMENT K
SCALE: 1/2" = 1'-0"



UNIT 3
LOT 20
4139 Runyon Road

UNIT 4
LOT 19
4141 Runyon Road

UNIT 5
LOT 18
4143 Runyon Road

UNIT 6
LOT 17
14991 Oak Street

BUILDING 5

BUILDING 4

north/front(runyon road) elevation
SCALE: 3/16" = 1'-0"
0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

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Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 3/16" = 1'-0"
Last Updated: 08/18/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 4&5

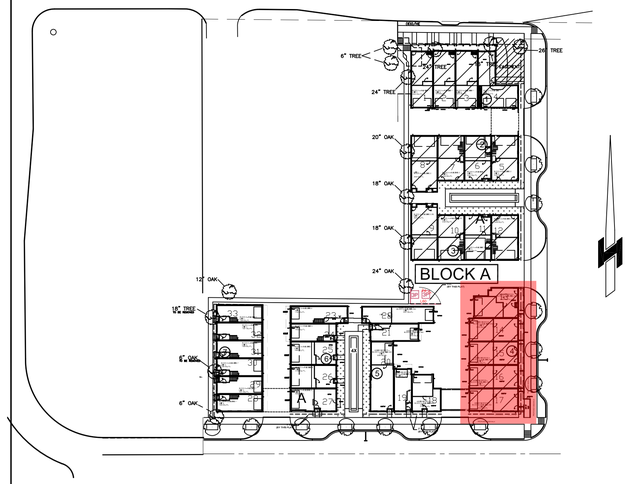
NORTH / FRONT ELEVATIONS

PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.

A-3.5

Town Project #: 1821-Z



NOTE :
OUTSIDE NOISE LEVELS, MEASURED WITHIN THE HABITABLE SPACE OF THE UNITS, WILL NOT EXCEED 45 DNL.

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 6	2382	3
UNIT 7	2167	2
UNIT 8	2167	2
UNIT 9	2167	2
UNIT 10	2302	2

unit10 square footage	
FIRST FLOOR	517
SECOND FLOOR	896
THIRD FLOOR	899
TOTAL LIVING AREA	2302
GARAGE	484
BALCONY	200
ROOF DECK	0
PORCH	10
AC DECK	106
TOTAL SLAB AREA	1202

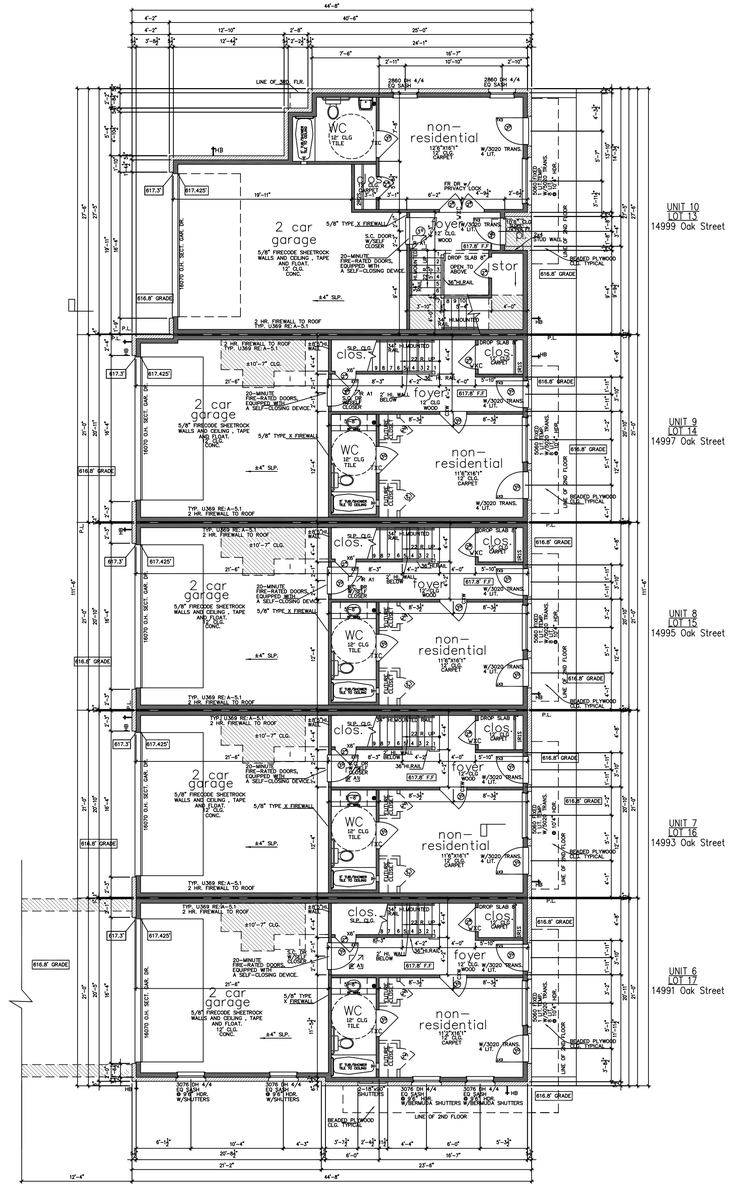
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit7&8&9square footage	
FIRST FLOOR	464
SECOND FLOOR	805
THIRD FLOOR	898
TOTAL LIVING AREA	2167
GARAGE	474
BALCONY	221
PORCH	0
AC DECK	106
TOTAL SLAB AREA	938

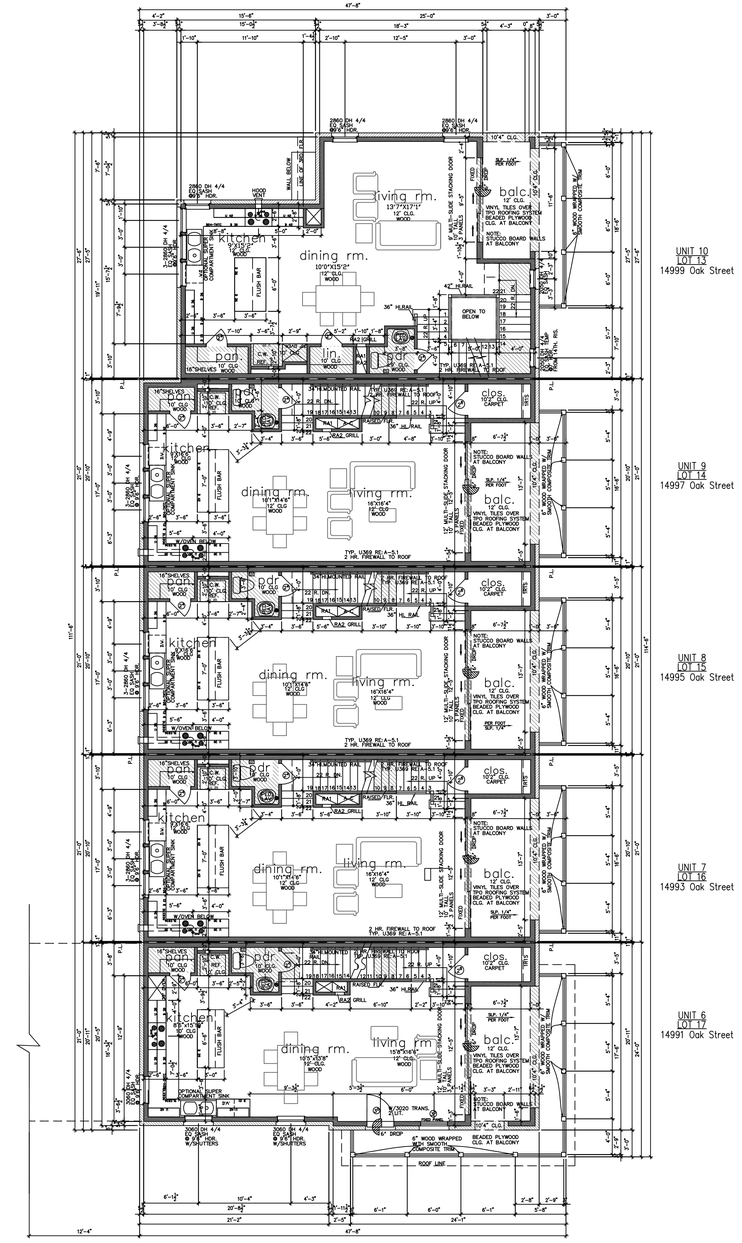
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit6square footage	
FIRST FLOOR	455
SECOND FLOOR	805
THIRD FLOOR	1122
TOTAL LIVING AREA	2382
GARAGE	472
BALCONY	277
AC DECK	70
TOTAL SLAB AREA	927

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY



NORTH
First Floor Plan
SCALE: 1/8" = 1'-0"



NORTH
Second Floor Plan
SCALE: 1/8" = 1'-0"

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/8" = 1'-0"
Last Updated: 08/18/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 4

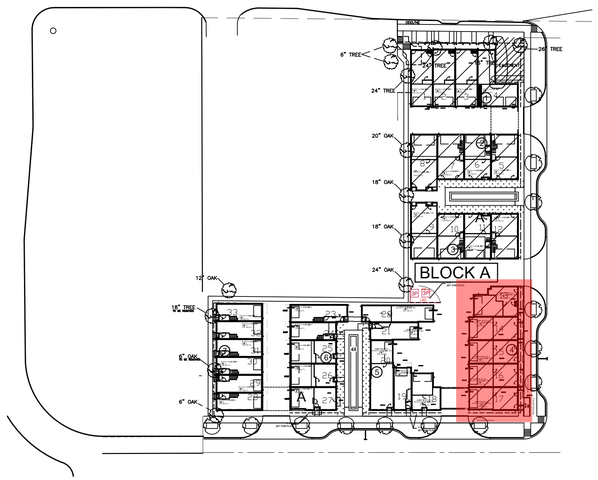
FLOOR PLAN

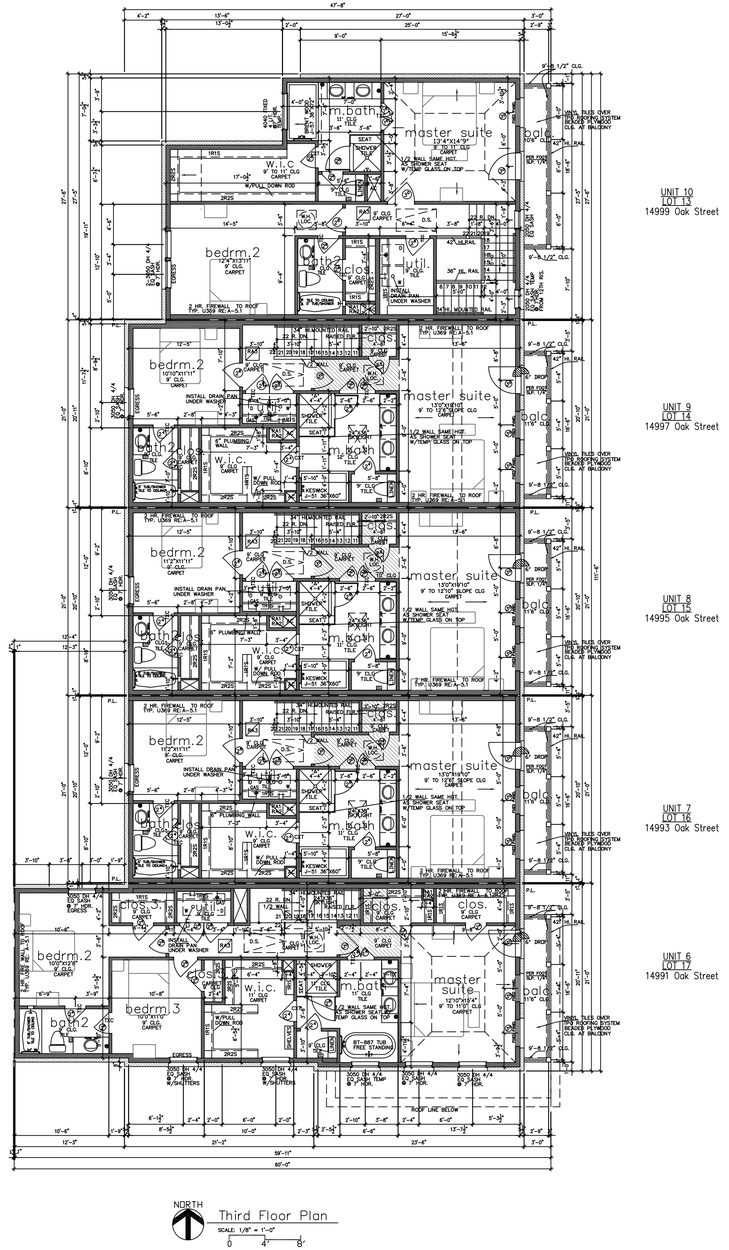
PLAN NO.	
UNIT 1	2227.1
UNIT 2	1446.4
UNIT 3	3246.1
UNIT 4	1350.6
UNIT 5	2149.2
UNIT 6	2382.3
UNIT 7	2167.3
UNIT 8	2167.4
UNIT 9	2167.5
UNIT 10	2302.2

SHEET NO.
A-2.1

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Last Updated: 08/18/2020

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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 4

FLOOR PLAN

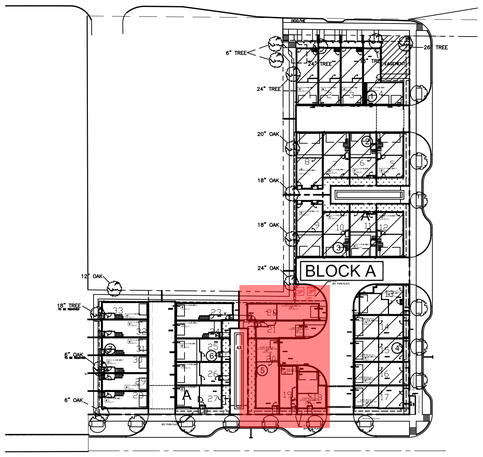
PLAN NO.	
UNIT 1	2227.1
UNIT 2	1446.4
UNIT 3	3246.1
UNIT 4	1350.6
UNIT 5	2149.2
UNIT 6	2382.3
UNIT 7	2167.3
UNIT 8	2167.4
UNIT 9	2167.5
UNIT 10	2302.2

SHEET NO.
A-2.2

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

UNIT 3 COMPOSITE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

UNIT 4 BRCK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

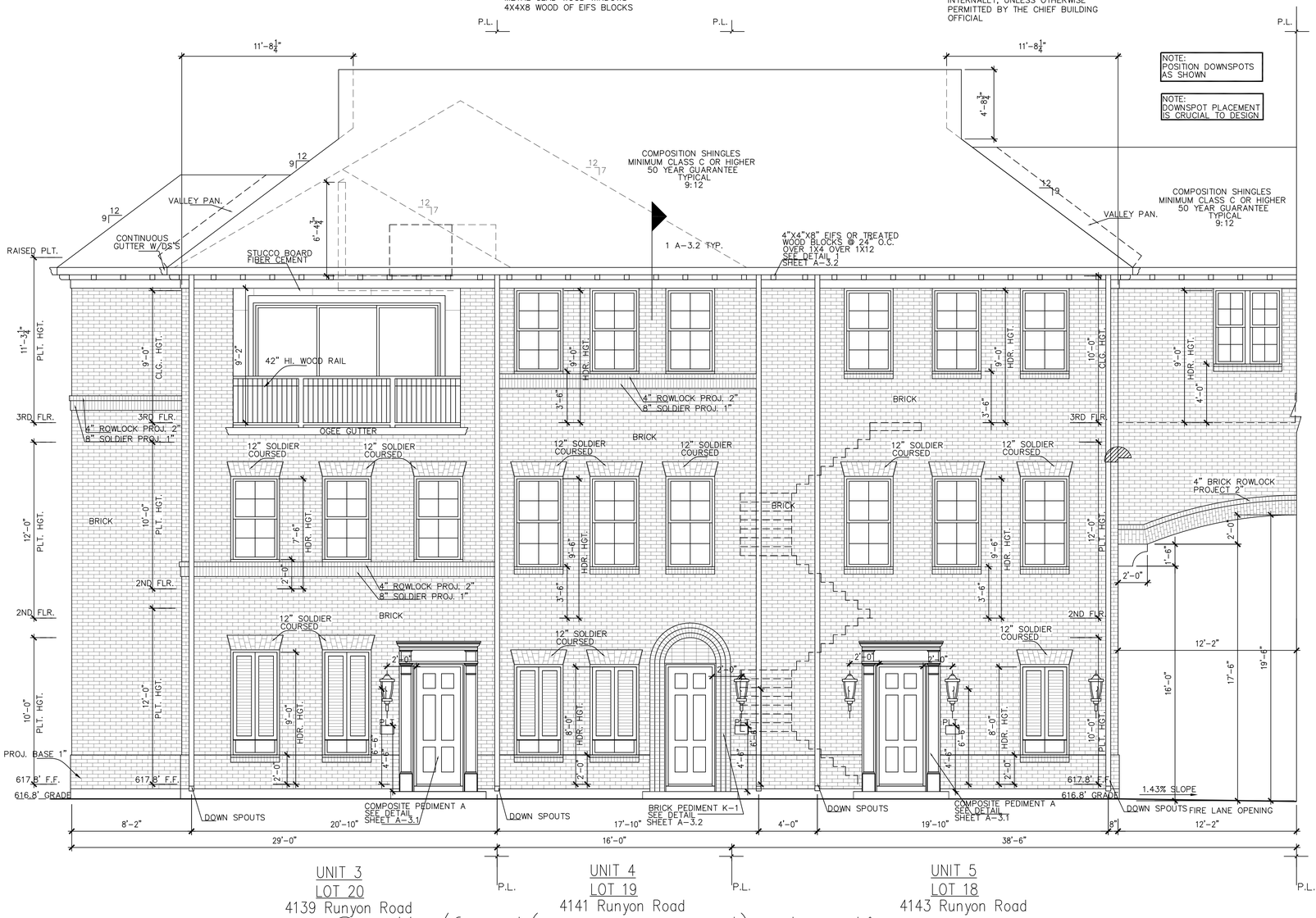
UNIT 5 COMPOSITE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

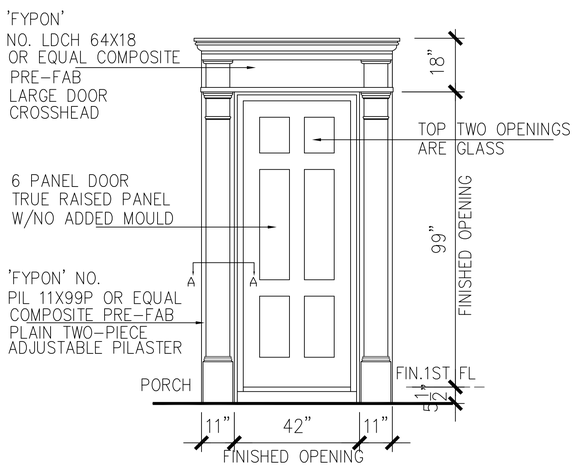
SOUTH/FRONT

MATERIAL CALCULATION TABLE		
BRICK	2135	98.2%
STUCCO BOARD	39	1.8%
GLAZING	374	14.7%
TOTAL SURFACE AREA	2548	

FACADE PLAN NOTES

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COMPOSITE PEDIMENT A
SCALE: 1/2" = 1'-0"

UNIT 3
LOT 20
4139 Runyon Road

UNIT 4
LOT 19
4141 Runyon Road

UNIT 5
LOT 18
4143 Runyon Road

South/front(runyon road) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

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(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE - BLOCK A - BUILDING 5

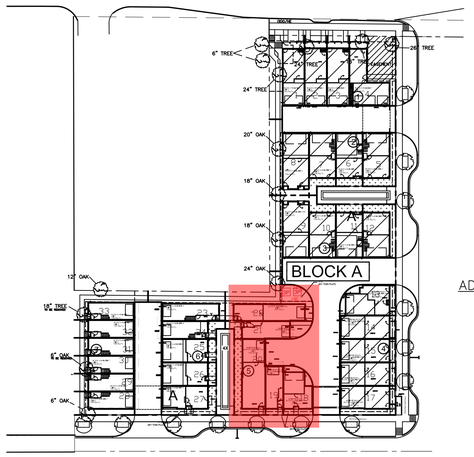
SOUTH/FRONT ELEVATIONS

PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.
A-3.1

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

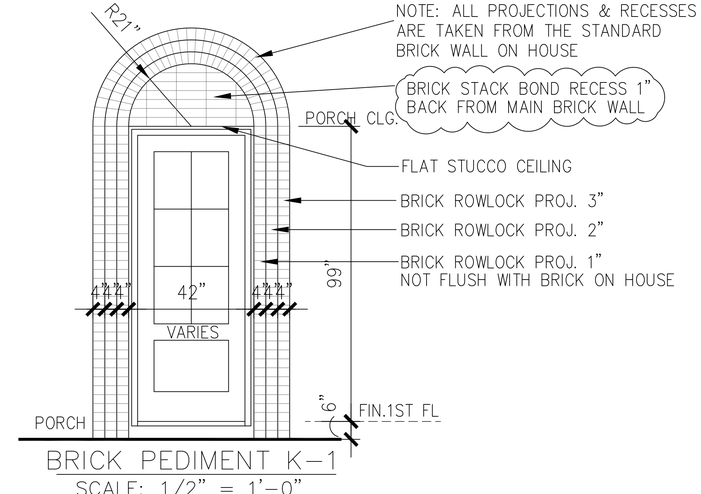
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

EAST/RIGHT

MATERIAL CALCULATION TABLE		
BRICK	2356	88.6%
STUCCO BOARD	302	11.4%
GLAZING	213	7.4%
TOTAL SURFACE AREA	2871	

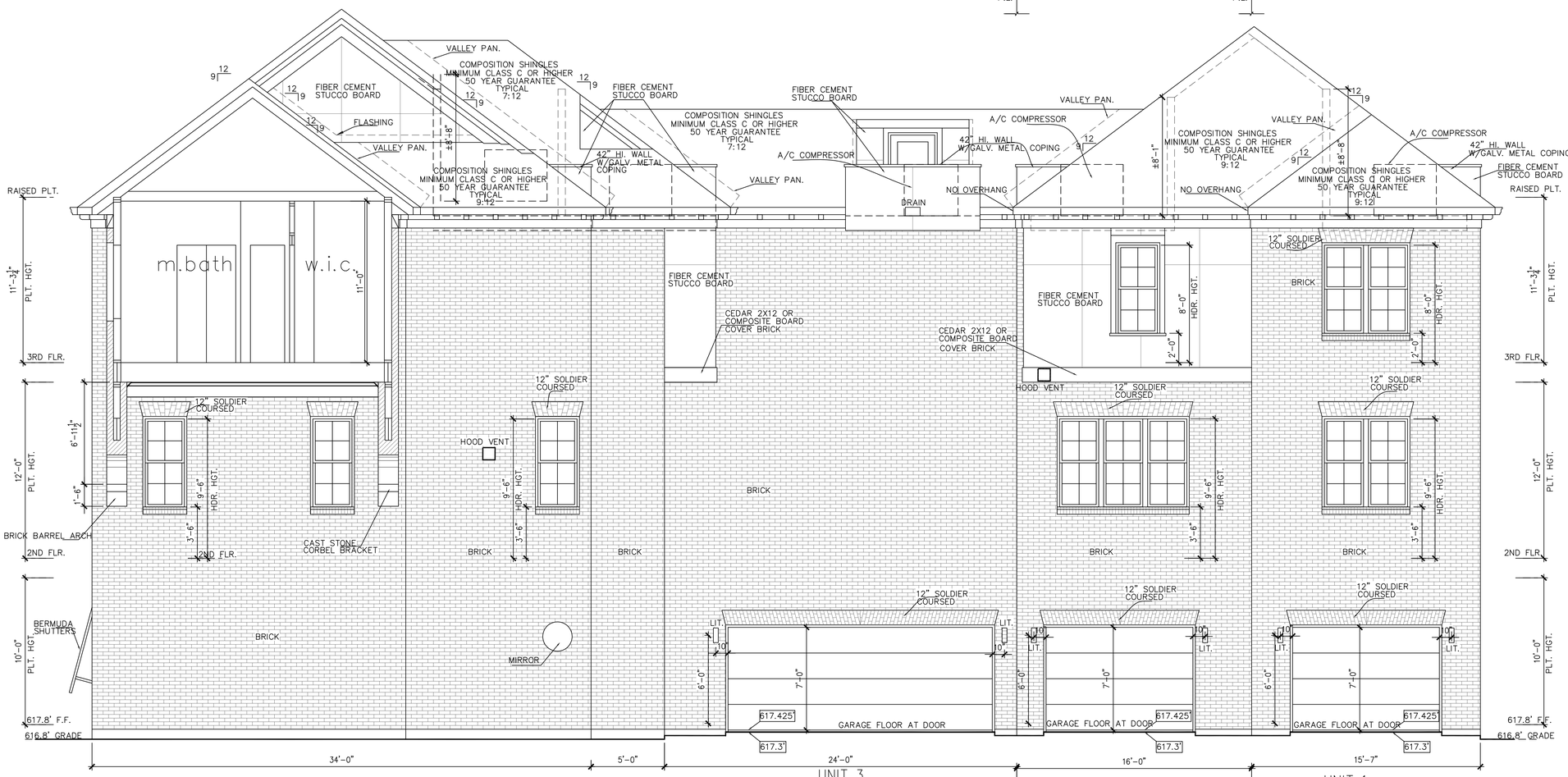
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BRICK PEDIMENT K-1

SCALE: 1/2" = 1'-0"



UNIT 5
LOT 18
4143 Runyon Road

UNIT 3
LOT 20
4139 Runyon Road

UNIT 2
LOT 21
4145 Runyon Road

UNIT 1
LOT 22
4147 Runyon Road

East/Right elevation

SCALE: 1/4" = 1'-0" 0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

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Last Updated: 08/18/2020

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ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 5

EAST/RIGHT ELEVATIONS

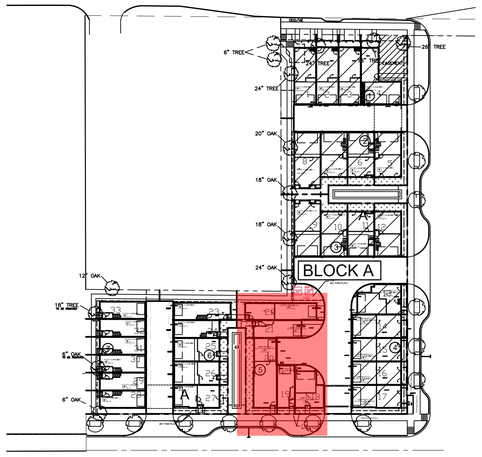
PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.

A-3.2

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Town Project #: 1821-Z



LEGEND

BRICK

ADDITIONAL BUILDING MATERIALS

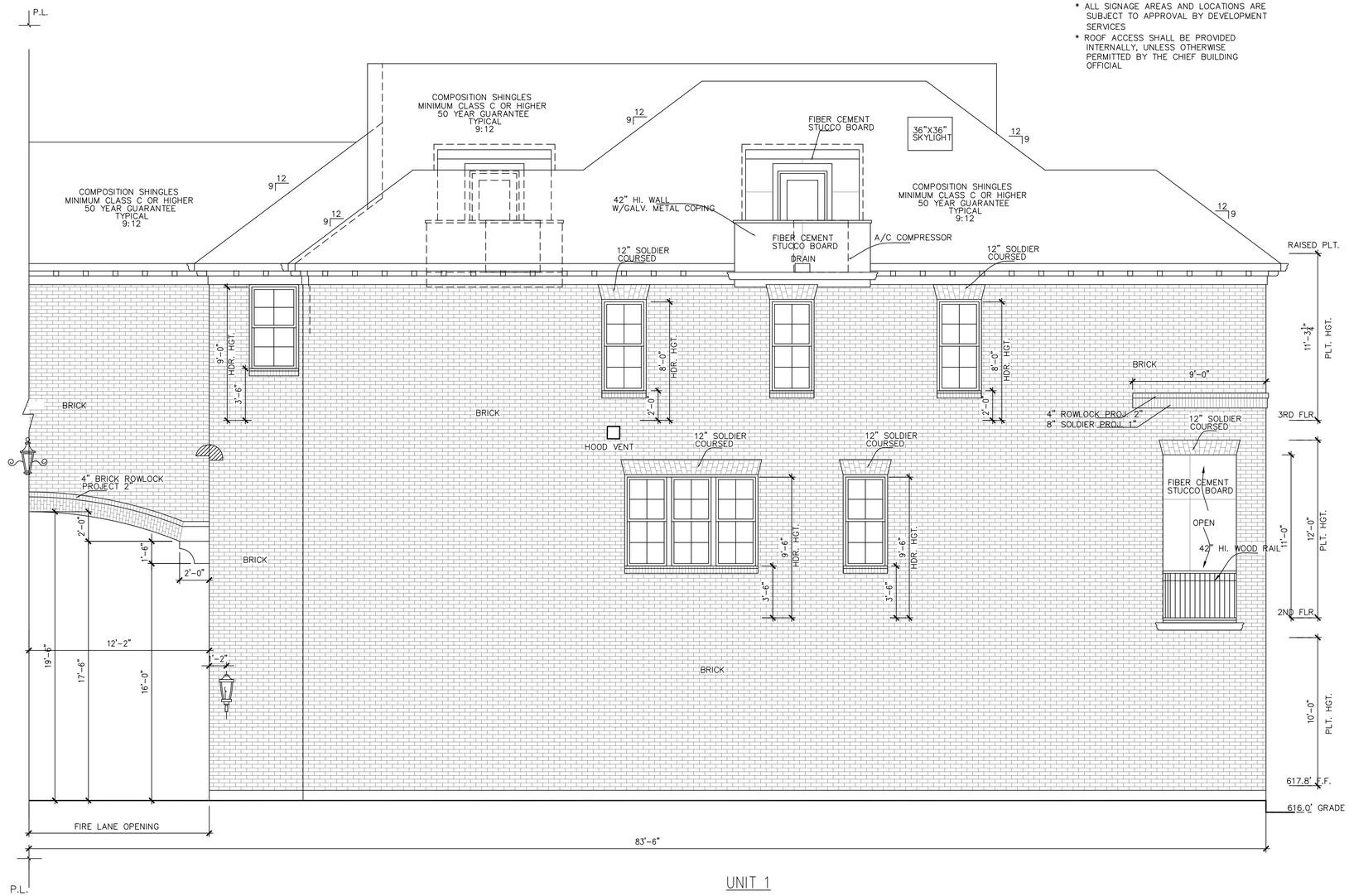
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

NORTH/REAR

MATERIAL CALCULATION TABLE		
BRICK	2344	94.8%
STUCCO BOARD	129	5.2%
GLAZING	160	6.1%
TOTAL SURFACE AREA	2633	

FACADE PLAN NOTES

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UNIT 1
LOT 22
4147 Runyon Road

north/rear/alley elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/4" = 1'-0"
Last Updated: 08/18/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE - BLOCK A - BUILDING 5

NORTH/REAR ELEVATIONS

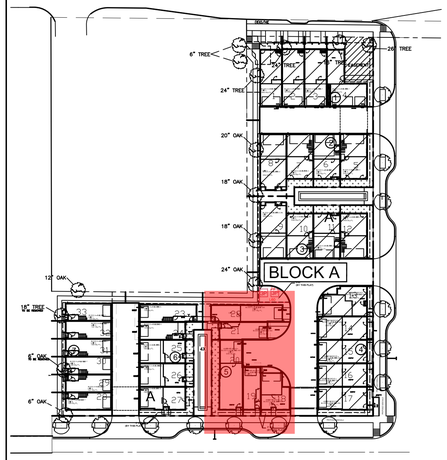
ADDISON GROVE

PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.
A-3.3

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

UNIT 10 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

UNIT 1 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

UNIT 2 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

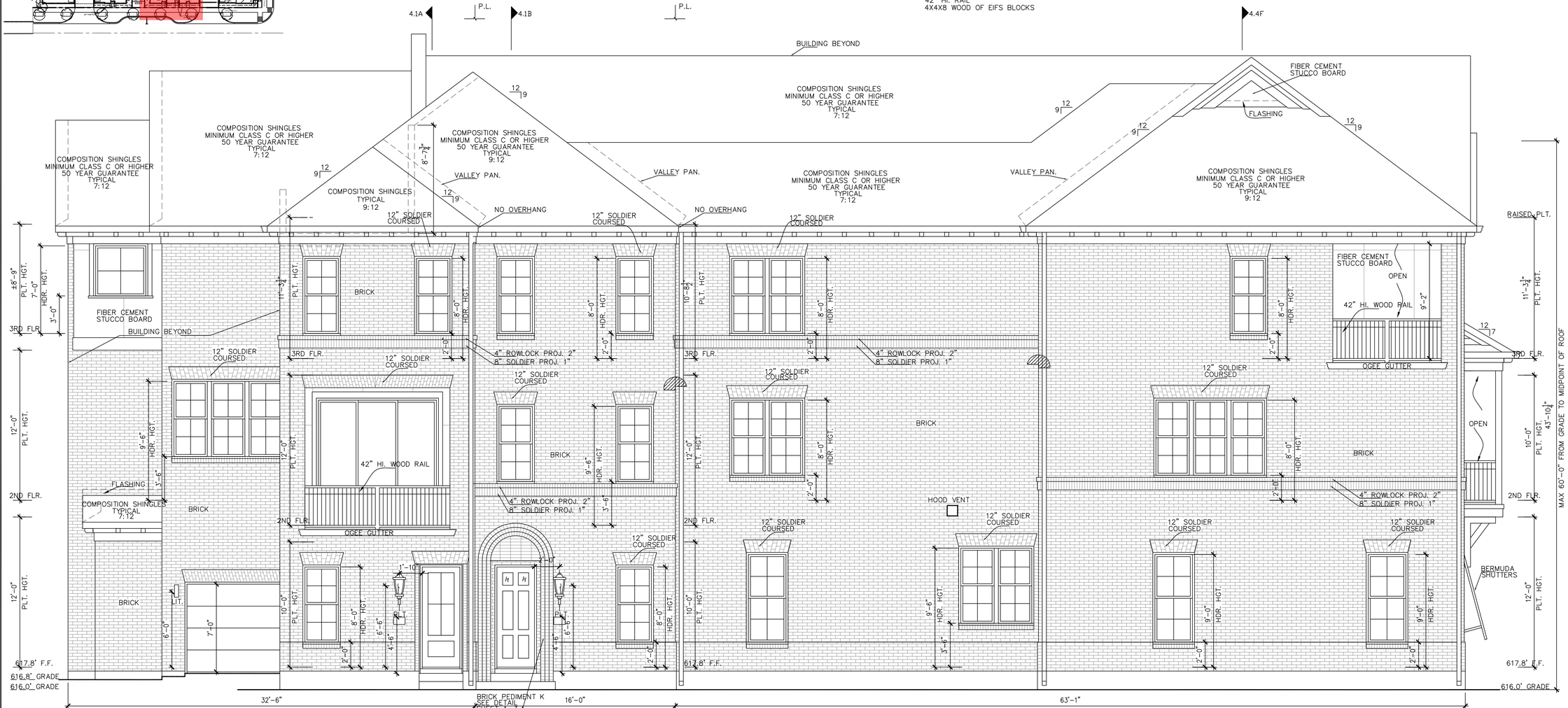
UNIT 3 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

WEST/LEFT

MATERIAL CALCULATION TABLE		
STUCCO BOARD	157	5.0%
BRICK	3008	95%
GLAZING	531	14.4%
TOTAL SURFACE AREA	3696	

FACADE PLAN NOTES

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UNIT 10
LOT 13
14999 Oak Street

UNIT 1
LOT 22
4147 Runyon Road

UNIT 2
LOT 21
4145 Runyon Road

UNIT 3
LOT 20
4139 Runyon Road

west/left(court yard)elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
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Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
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Last Updated: 08/18/2020

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ADDISON GROVE - BLOCK A - BUILDING 5

WEST/LEFT ELEVATIONS

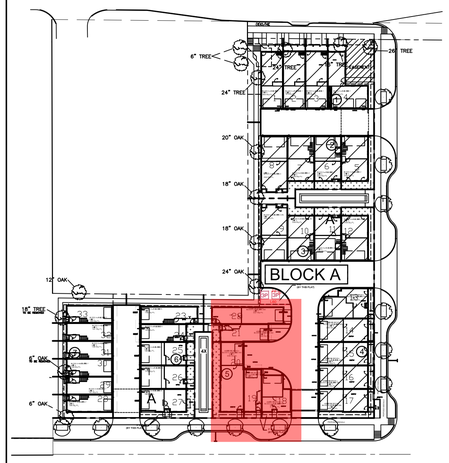
ADDISON GROVE

PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.
A-3.4

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Town Project #: 1821-Z



LEGEND

BRICK

STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

UNIT 3 COMPOSITE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

UNIT 4 BRCK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

UNIT 5 COMPOSITE PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

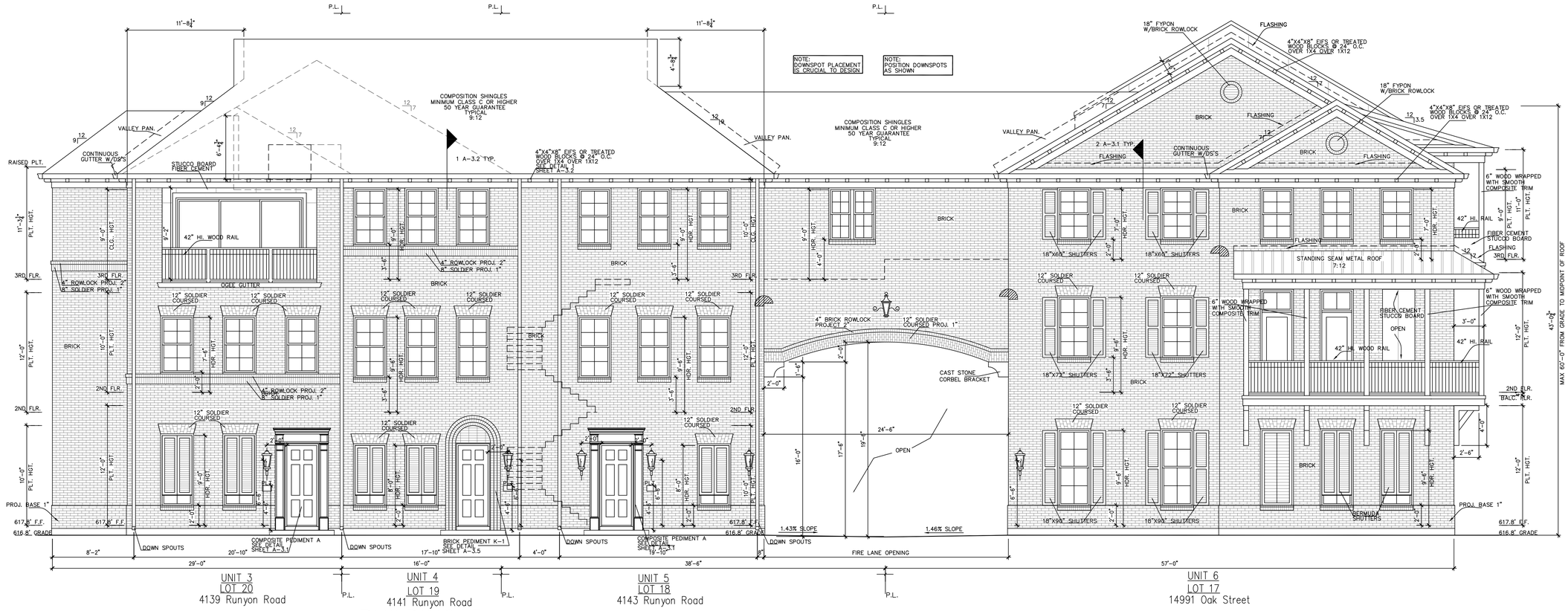
UNIT 6 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

SOUTH/FRONT ELEVATION

MATERIAL CALCULATION TABLE		
BRICK	3563	97.8%
STUCCO BOARD	79	2.2%
GLAZING	840	18.7%
TOTAL SURFACE AREA	4482	

FACADE PLAN NOTES

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UNIT 3
LOT 20
4139 Runyon Road

UNIT 4
LOT 19
4141 Runyon Road

UNIT 5
LOT 18
4143 Runyon Road

UNIT 6
LOT 17
14991 Oak Street

BUILDING 5

BUILDING 4

South/front(runyon road) elevation

SCALE: 3/16" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
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PHONE: 713-961-3877

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Scale: 3/16" = 1'-0"
Last Updated: 08/18/2020

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1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 4&5

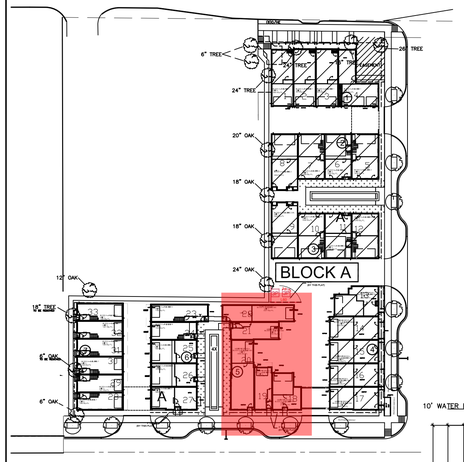
SOUTH/FRONT ELEVATIONS

PLAN NO.	
UNIT 1	2227
UNIT 2	1446
UNIT 3	3246
UNIT 4	1350
UNIT 5	2149
UNIT 6	2382
UNIT 7	2167
UNIT 8	2167
UNIT 9	2167
UNIT 10	2302

SHEET NO.

A-3.5

Town Project #: 1821-Z



	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	2227	4
UNIT 2	1446	2
UNIT 3	3246	3
UNIT 4	1350	2
UNIT 5	2149	3

unit1 square footage	
FIRST FLOOR	373
SECOND FLOOR	889
THIRD FLOOR	965
TOTAL LIVING AREA	2227
GARAGE	610
BALCONY	124
PORCH	18
AC DECK	80
TOTAL SLAB AREA	1013

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit2 square footage	
FIRST FLOOR	55
SECOND FLOOR	704
THIRD FLOOR	687
TOTAL LIVING AREA	1446
GARAGE	637
ROOF DECK	6
AC DECK	80
PORCH	6
TOTAL SLAB AREA	794

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit3 square footage	
FIRST FLOOR	895
SECOND FLOOR	1338
THIRD FLOOR	1013
TOTAL LIVING AREA	3246
GARAGE	435
PORCH	9
AC DECK	80
ROOF DECK	258
TOTAL SLAB AREA	1338

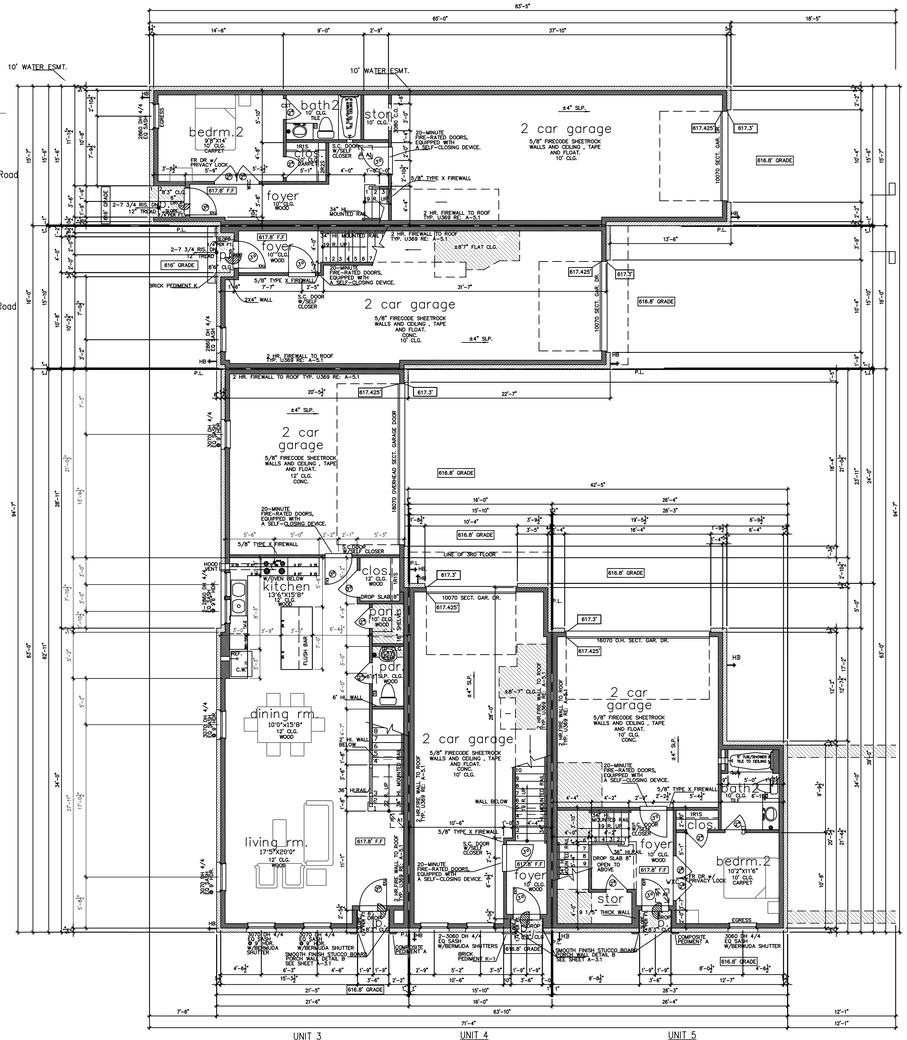
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

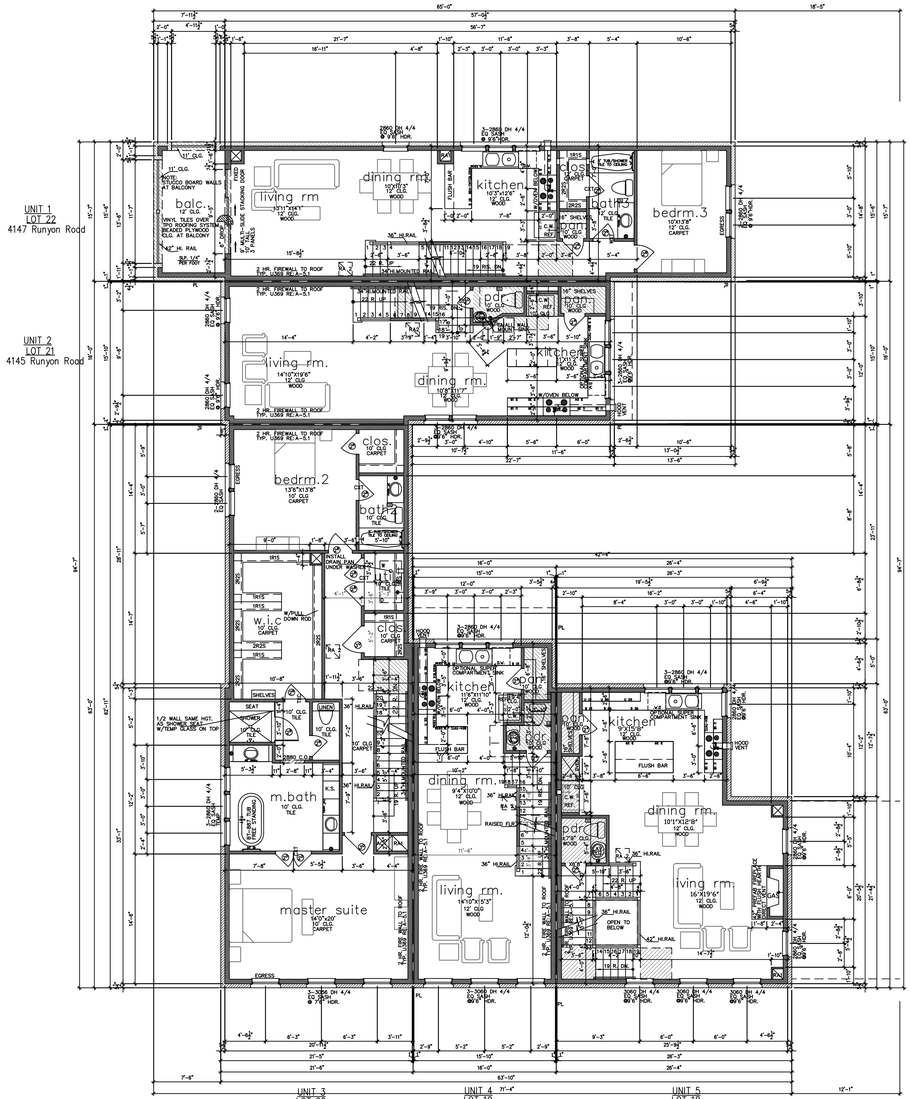
unit4 square footage	
FIRST FLOOR	99
SECOND FLOOR	624
THIRD FLOOR	627
TOTAL LIVING AREA	1350
GARAGE	520
AC DECK	80
PORCH	5
TOTAL SLAB AREA	624

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit5 square footage	
FIRST FLOOR	416
SECOND FLOOR	787
THIRD FLOOR	946
TOTAL LIVING AREA	2149
GARAGE	385
ROOF DECK	6
AC DECK	80
PORCH	9
TOTAL SLAB AREA	810

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY





URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

Drawn By/Checked By: J.Q./P.W.
Original Date Issued: 09/11/2019
Scale: 1/8" = 1'-0"
Last Updated: 08/18/2020

ADDISON GROVE - BLOCK A - BUILDING 5

FLOOR PLAN

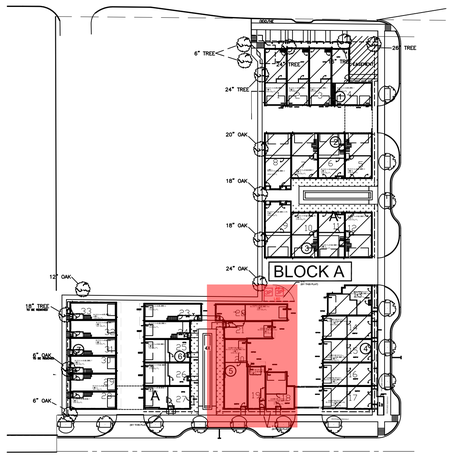
ADDISON GROVE

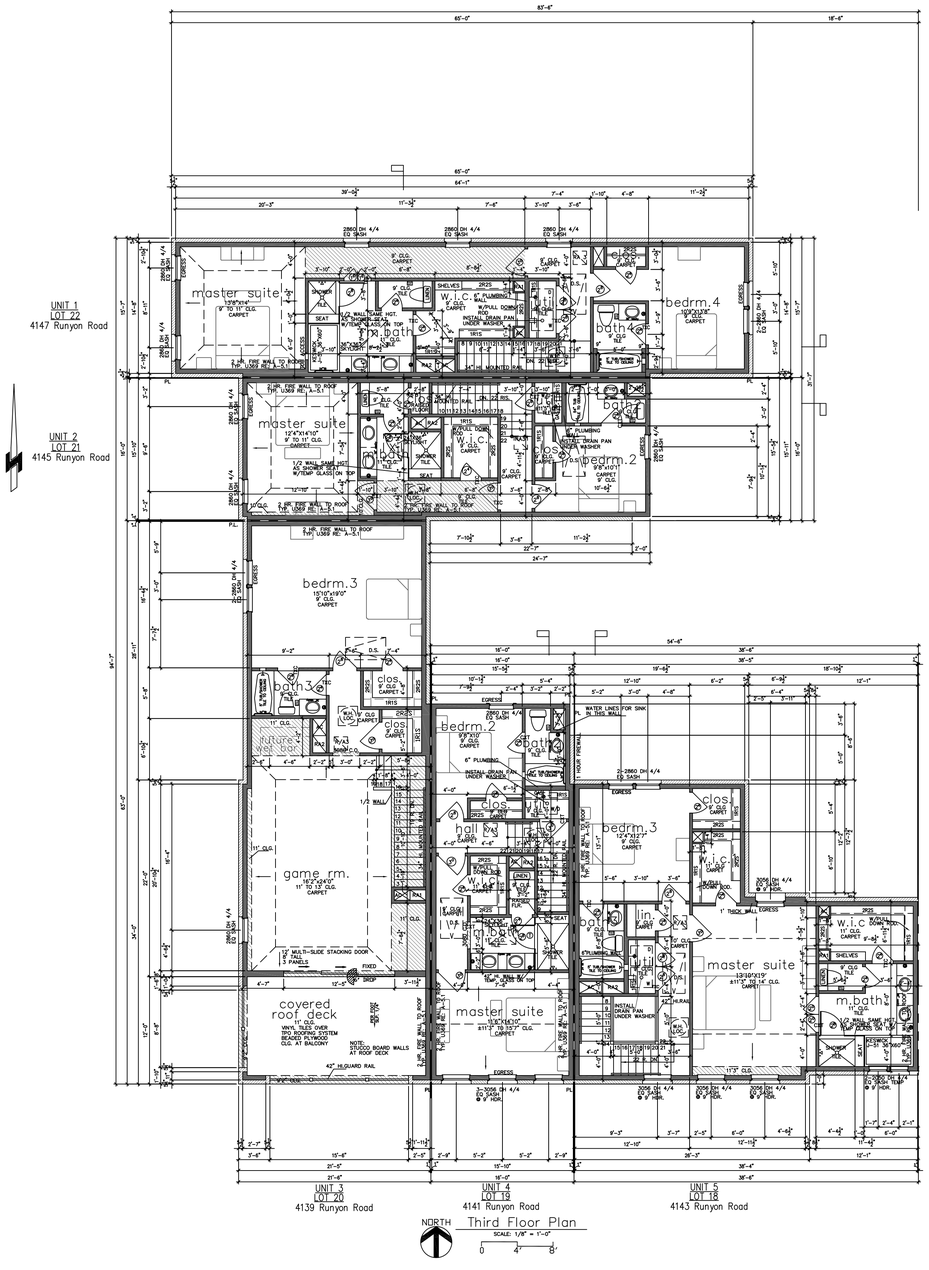
PLAN NO.	
UNIT 1	2227.1
UNIT 2	1446.4
UNIT 3	3246.1
UNIT 4	1350.6
UNIT 5	2149.2
UNIT 6	2382.3
UNIT 7	2167.3
UNIT 8	2167.4
UNIT 9	2167.5
UNIT 10	2302.2

SHEET NO.
A-2.1

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1520 OLIVER STREET, HOUSTON, TX 77007
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ADDISON GROVE

ADDISON GROVE - BLOCK A - BUILDING 5

FLOOR PLAN

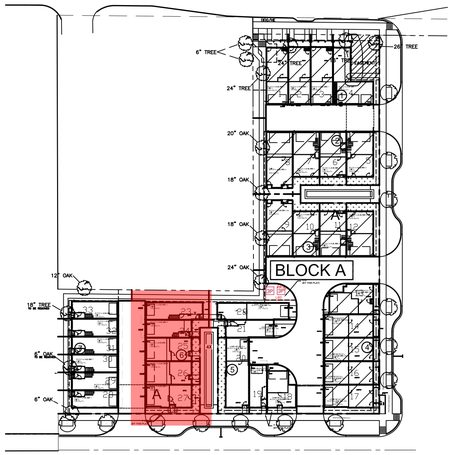
PLAN NO.	
UNIT 1	2227.1
UNIT 2	1446.4
UNIT 3	3246.1
UNIT 4	1350.6
UNIT 5	2149.2
UNIT 6	2382.3
UNIT 7	2167.3
UNIT 8	2167.4
UNIT 9	2167.5
UNIT 10	2302.2

SHEET NO.
A-2.2

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

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Town Project #: 1821-Z



ADDITIONAL BUILDING MATERIALS

UNIT 1 COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
42" HI. RAIL
4X4X8 WOOD OF EIFS BLOCKS

UNIT 2&3 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
STEEL RAILING
4X4X8 WOOD OF EIFS BLOCKS

UNIT 4 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
4X4X8 WOOD OF EIFS BLOCKS

UNIT 5 BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
STEEL RAILING
4X4X8 WOOD OF EIFS BLOCKS

LEGEND

BRICK

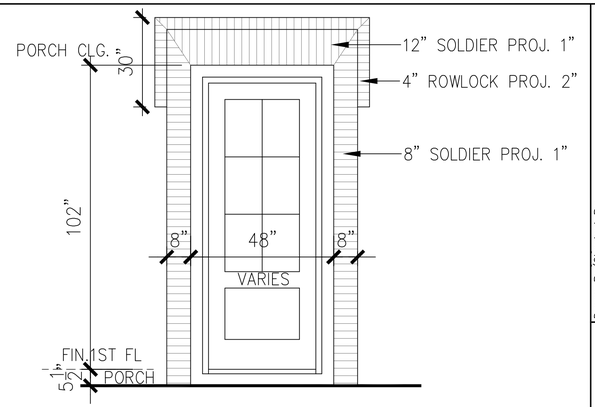
FIBER CEMENT STUCCO BOARD

EAST/FRONT

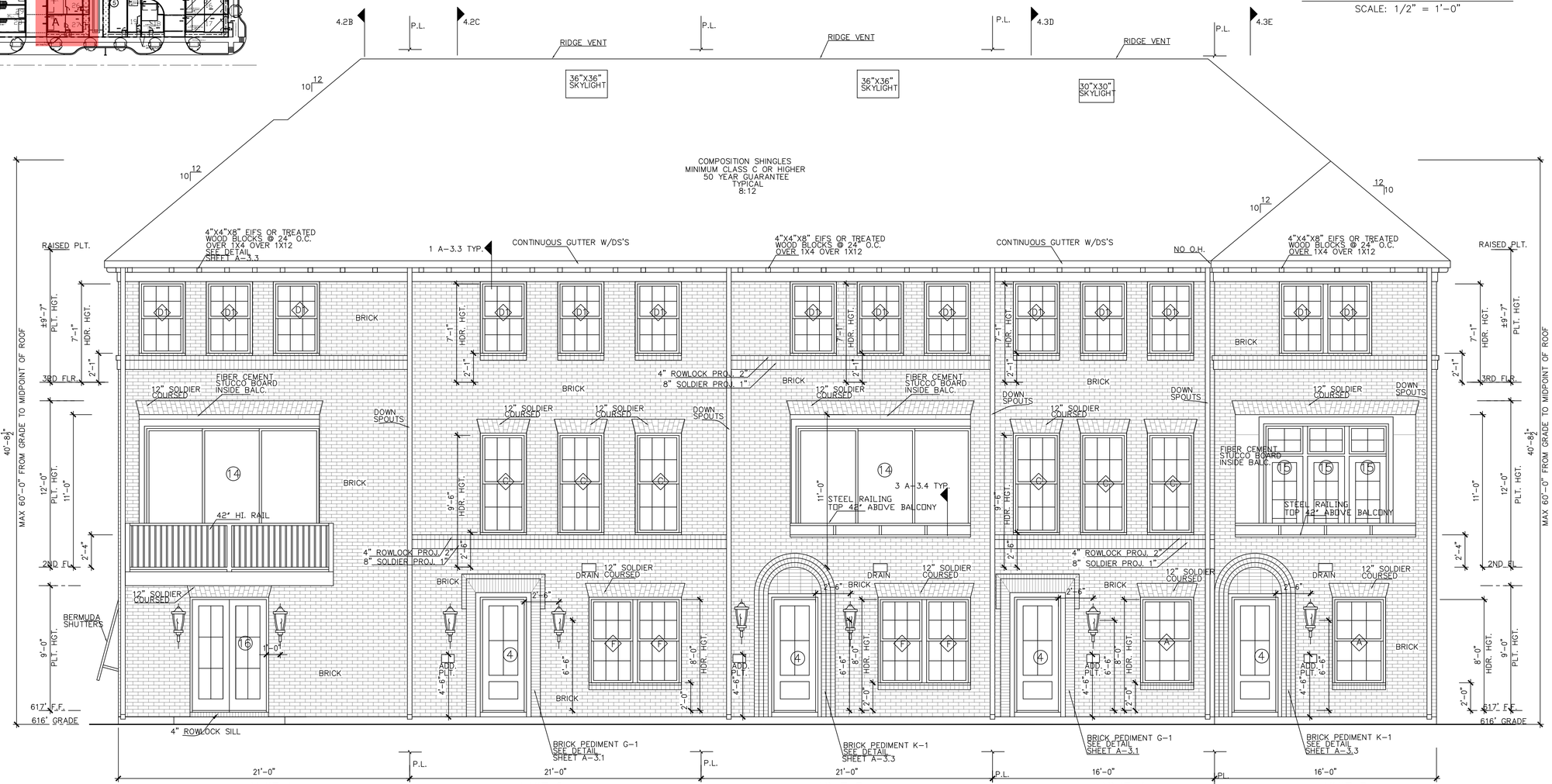
MATERIAL CALCULATION TABLE		
STUCCO BOARD	63	3.1%
BRICK	1968	96.9%
GLAZING	949	31.8%
TOTAL SURFACE AREA	2980	

ELEVATION NOTES

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BRICK PEDIMENT G-1
SCALE: 1/2" = 1'-0"



UNIT 1
LOT 27
4137 Runyon Road

UNIT 2
LOT 26
4135 Runyon Road

UNIT 3
LOT 25
4133 Runyon Road

UNIT 4
LOT 24
4131 Runyon Road

UNIT 5
LOT 23
4129 Runyon Road

east/front(court yard) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE

ADDISON GROVE -BLOCK A - BUILDING 6

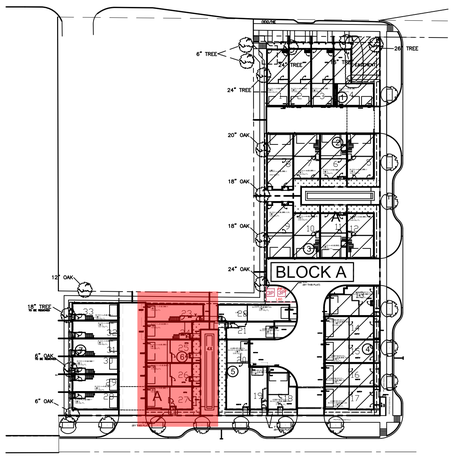
EAST / FRONT ELEVATION

PLAN NO.
UNIT 1 1980.4
UNIT 2 2302.4
UNIT 3 1989.4
UNIT 4 1403.1
UNIT 5 1756

SHEET NO.
A-3.1

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

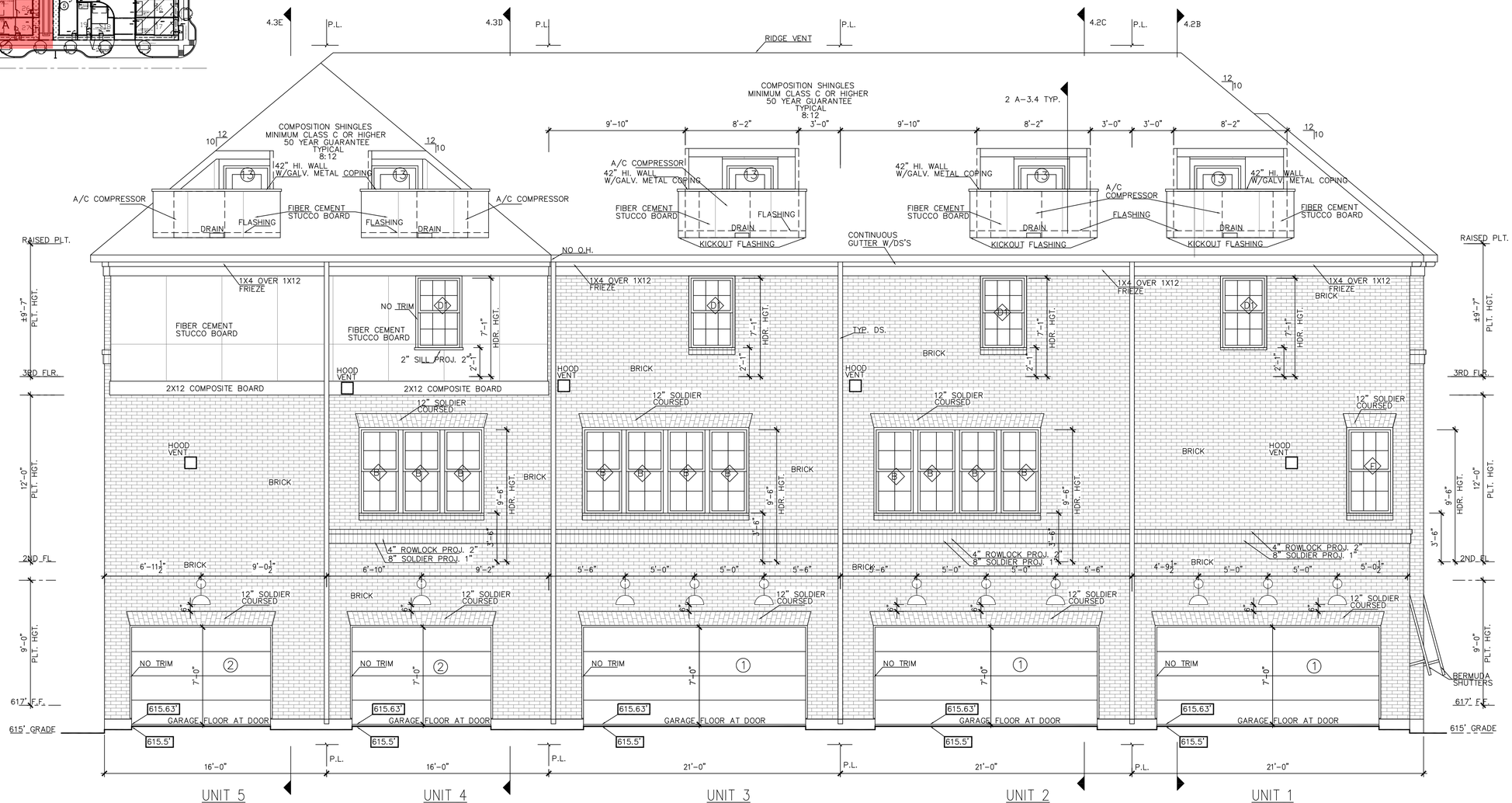
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
2X12 COMPOSITE BOARD

WEST/REAR

MATERIAL CALCULATION TABLE		
BRICK	2123	84.8%
STUCCO BOARD	381	15.2%
GLAZING	322	11.4%
TOTAL SURFACE AREA	2826	

ELEVATION NOTES

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UNIT 5	UNIT 4	UNIT 3	UNIT 2	UNIT 1
LOT 23	LOT 24	LOT 25	LOT 26	LOT 27
4129 Runyon Road	4131 Runyon Road	4133 Runyon Road	4135 Runyon Road	4137 Runyon Road

west/rear(alley) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
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Last Updated: 06/03/2020

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ADDISON GROVE -BLOCK A - BUILDING 6

WEST / REAR ELEVATION

ADDISON GROVE

PLAN NO.

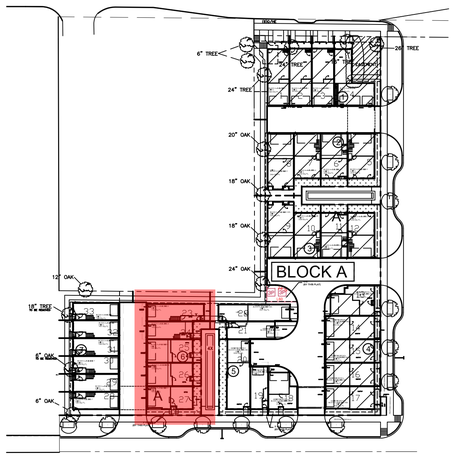
UNIT 1	1980.4
UNIT 2	2102.4
UNIT 3	1989.4
UNIT 4	1403.1
UNIT 5	1756

SHEET NO.

A-3.2

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

BRICK PEDIMENT AT ENTRY
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
STEEL RAILING
FIXED SHUTTER
4X4X8 WOOD OF EIFS BLOCKS
2X12 COMPOSITE BOARD

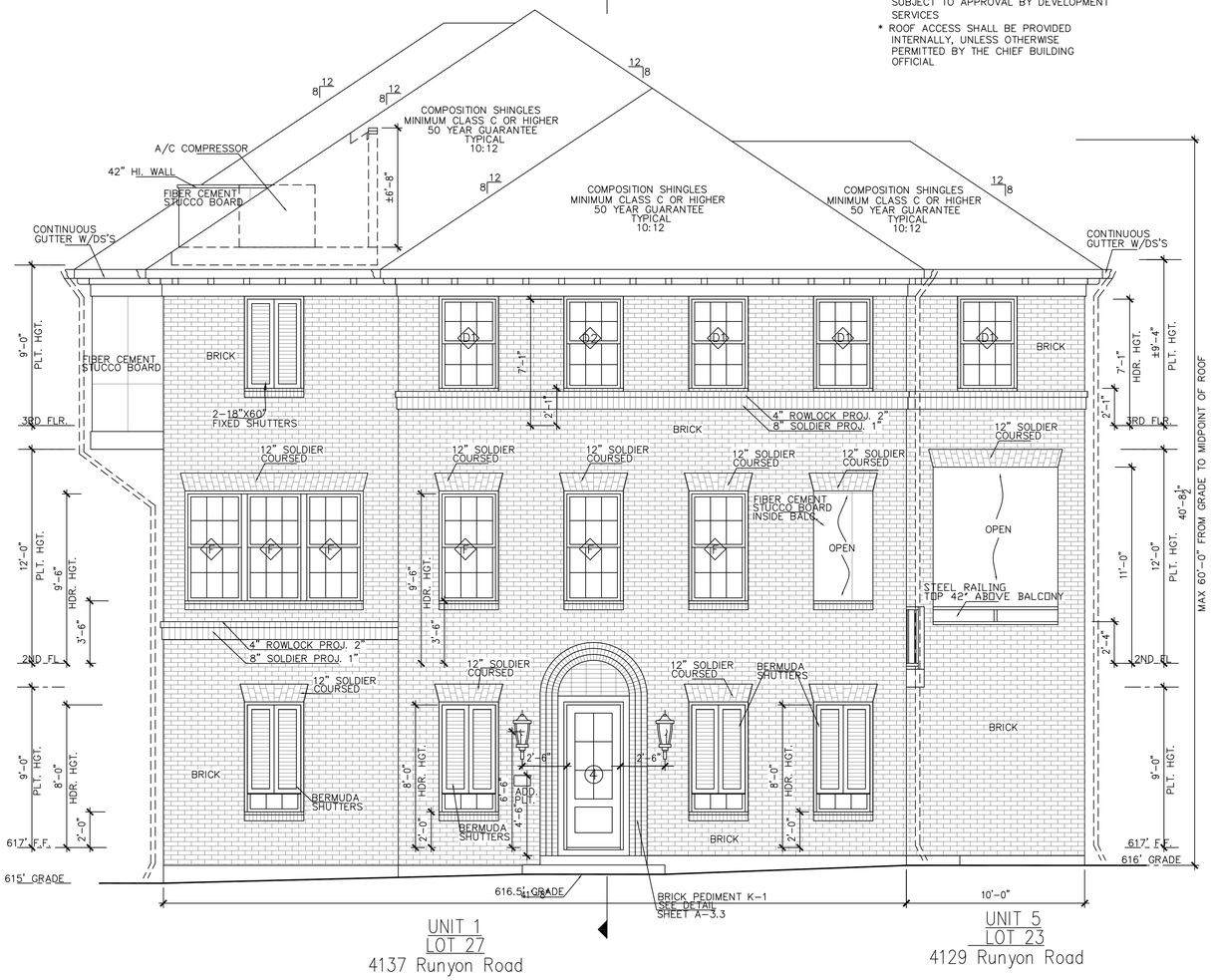
NORTH/LEFT

MATERIAL CALCULATION TABLE		
BRICK	1229	95.3%
STUCCO BOARD	61	4.7%
GLAZING	322	20.0%
TOTAL SURFACE AREA	1612	

4.1A

ELEVATION NOTES

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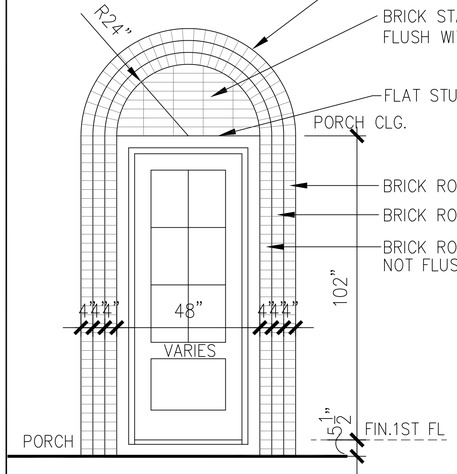


UNIT 1
LOT 27
4137 Runyon Road

UNIT 5
LOT 23
4129 Runyon Road

south/left(RUNYON ROAD) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'

NOTE: ALL PROJECTIONS & RECESSES ARE TAKEN FROM THE STANDARD BRICK WALL ON HOUSE



BRICK PEDIMENT K-1
SCALE: 1/2" = 1'-0"

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

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ADDISON GROVE -BLOCK A - BUILDING 6

ADDISON GROVE

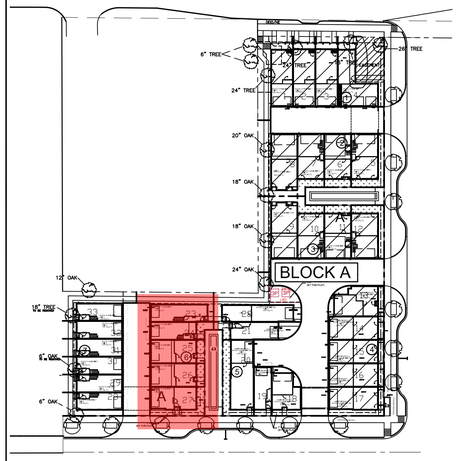
SOUTH / LEFT ELEVATIONS

PLAN NO.
UNIT 1 1980.4
UNIT 2 2102.4
UNIT 3 1989.4
UNIT 4 1403.1
UNIT 5 1756

SHEET NO.
A-3.3

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT STUCCO BOARD

ADDITIONAL BUILDING MATERIALS

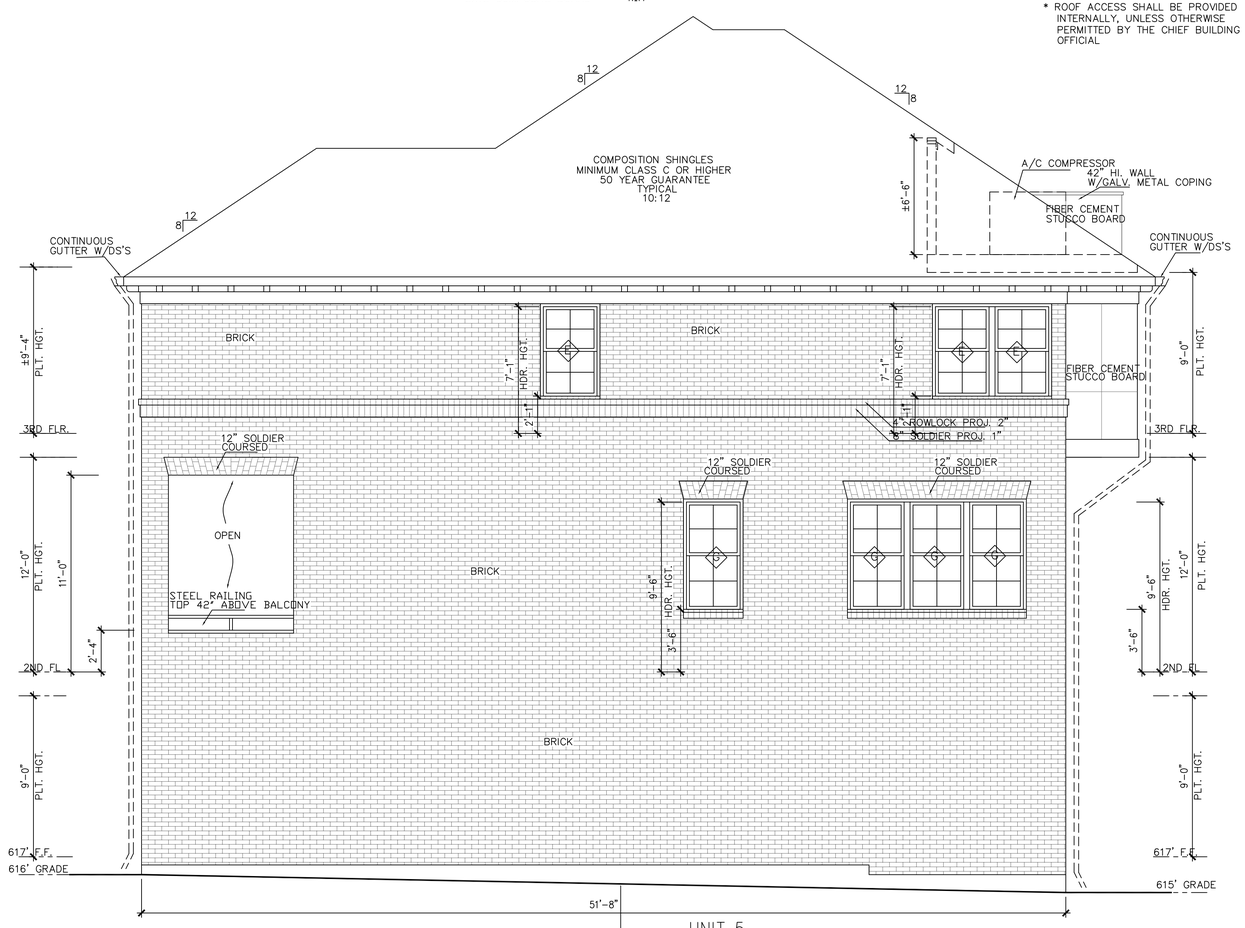
COMPOSITION SHINGLES TYPICAL ROOF
METAL CLAD WOOD WINDOWS
STEEL RAILING
4X4X8 WOOD OF EIFS BLOCKS
2X12 COMPOSITE BOARD 4.1A

SOUTH/RIGHT

MATERIAL CALCULATION TABLE		
BRICK	1433	97.4%
STUCCO BOARD	39	2.6%
GLAZING	133	8.3%
TOTAL SURFACE AREA	1605	

ELEVATION NOTES

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

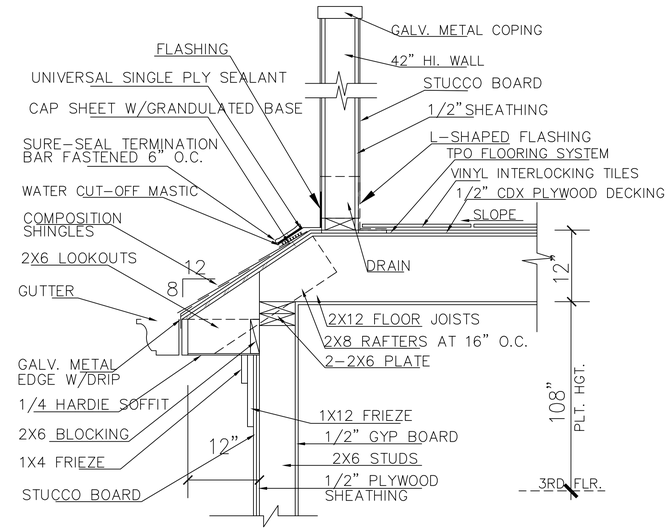


UNIT 5
LOT 23
4129 Runyon Road

north/right elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

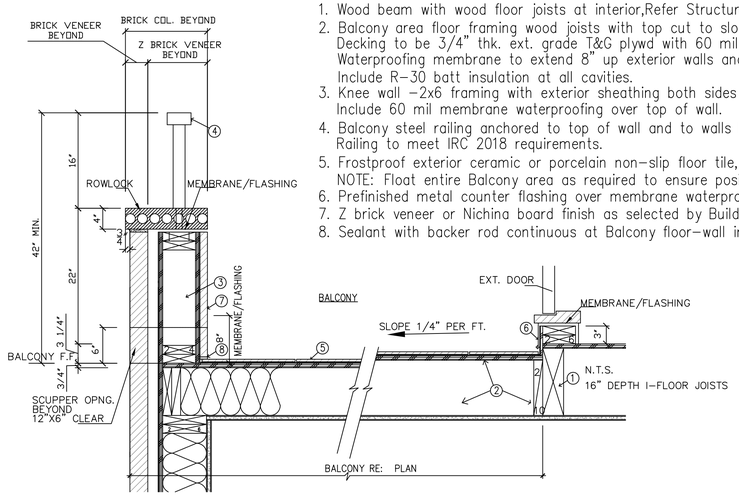


2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF

SCALE: 1" = 1'-0"

Balcony Notes/Specifications

1. Wood beam with wood floor joists at interior,Refer Structural PLANS
2. Balcony area floor framing wood joists with top cut to slope 1/4"/Foot. Refer structural plan. Decking to be 3/4" thk. ext. grade T&G plywd with 60 mil membrane waterproofing. Waterproofing membrane to extend 8" up exterior walls and overlap door sill framing. Include R-30 batt insulation at all cavities.
3. Knee wall -2x6 framing with exterior sheathing both sides with Tyvek vapor barrier. Include 60 mil membrane waterproofing over top of wall.
4. Balcony steel railing anchored to top of wall and to walls beyond. Railing to meet IRC 2018 requirements.
5. Frostproof exterior ceramic or porcelain non-slip floor tile, thin set. NOTE: Float entire Balcony area as required to ensure positive drainage to scupper opening.
6. Prefinished metal counter flashing over membrane waterproofing.
7. Z brick veneer or Nichina board finish as selected by Builder.
8. Sealant with backer rod continuous at Balcony floor-wall intersection.



3. SECTION DETAIL-BALCONY

SCALE: 1"=1'-0"

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/4" = 1'-0"
Last Updated: 06/03/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 6

NORTH / RIGHT ELEVATIONS

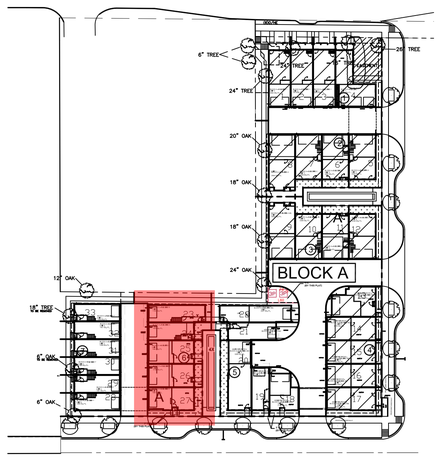
ADDISON GROVE

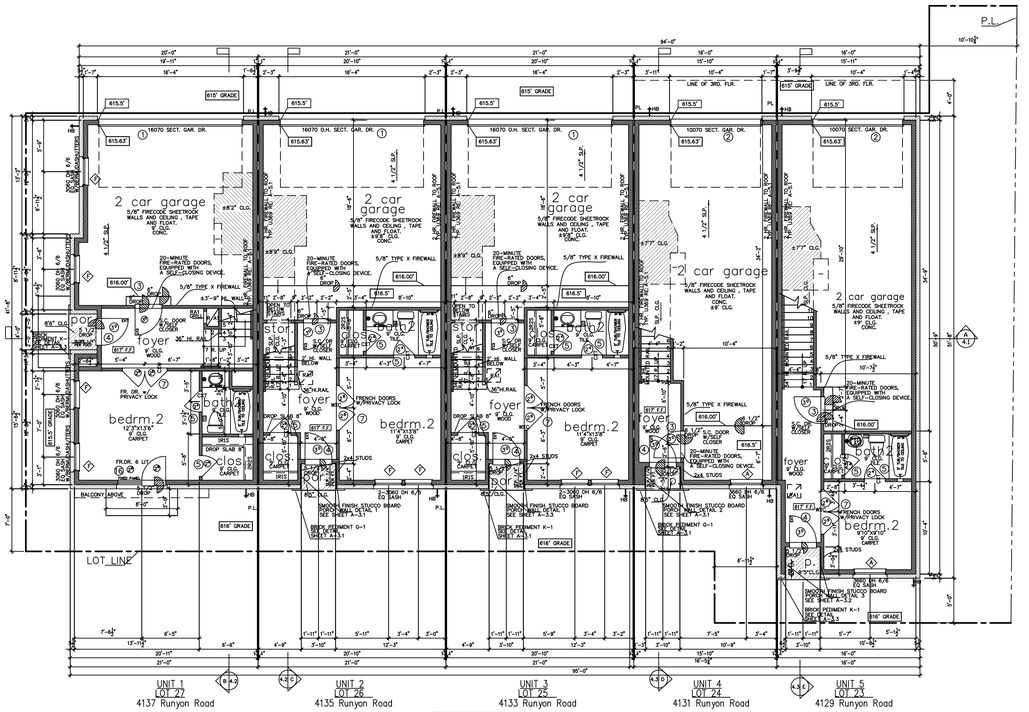
PLAN NO.
UNIT 1 1980.4
UNIT 2 2102.4
UNIT 3 1989.4
UNIT 4 1403.1
UNIT 5 1756

SHEET NO.
A-3.4

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Town Project #: 1821-Z





First Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS SHALL BE EQUIPPED WITH ENTRAPMENT SENSORS LABELED IN ACCORDANCE WITH UL 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

unit 1 square footage	
FIRST FLOOR	416
SECOND FLOOR	793
THIRD FLOOR	851
TOTAL LIVING AREA	1980
PORCH	12
GARAGE	434
BALCONY	124
AC SCH	83
TOTAL SLAB AREA	862

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 2 square footage	
FIRST FLOOR	422
SECOND FLOOR	875
THIRD FLOOR	804
TOTAL LIVING AREA	2102
PORCH	12
GARAGE	442
BALCONY	0
AC SCH	83
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 3 square footage	
FIRST FLOOR	422
SECOND FLOOR	743
THIRD FLOOR	824
TOTAL LIVING AREA	1989
PORCH	12
GARAGE	442
BALCONY	113
AC SCH	83
TOTAL SLAB AREA	875

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

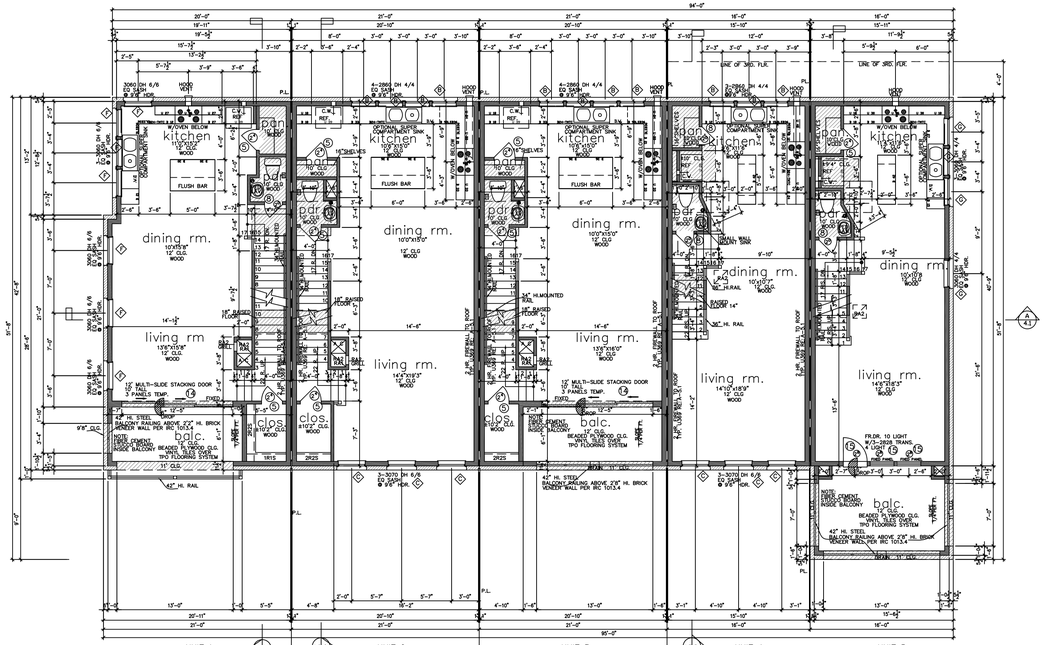
unit 4 square footage	
FIRST FLOOR	59
SECOND FLOOR	667
THIRD FLOOR	677
TOTAL LIVING AREA	1403
PORCH	10
GARAGE	599
AC SCH	83
TOTAL SLAB AREA	667

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

unit 5 square footage	
FIRST FLOOR	570
SECOND FLOOR	659
THIRD FLOOR	527
TOTAL LIVING AREA	1756
PORCH	13
GARAGE	537
BALCONY	167
AC SCH	83
TOTAL SLAB AREA	627

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	1980	3
UNIT 2	2102	3
UNIT 3	1989	3
UNIT 4	1403	2
UNIT 5	1756	3



Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: A.G./F.M.
Original Date Issued: 09/12/2019
Scale: 1/8" = 1'-0"
Last Updated: 06/03/2020

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 6

ADDISON GROVE

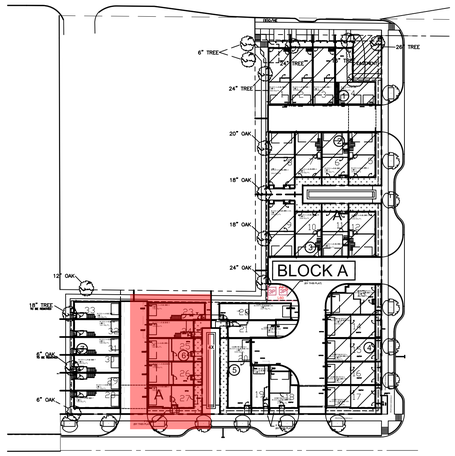
FLOOR PLAN

PLAN NO.
UNIT 1 1980
UNIT 2 2102
UNIT 3 1989
UNIT 4 1403
UNIT 5 1756

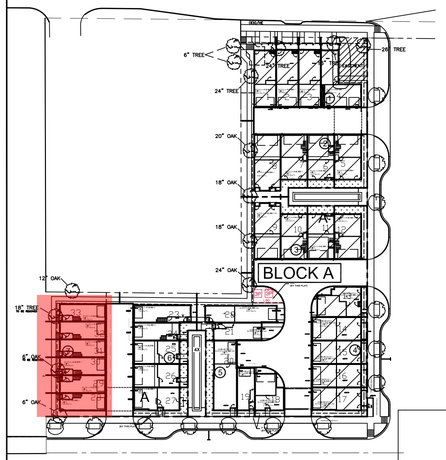
SHEET NO.
A-2.1

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Town Project #: 1821-Z



Town Project #: 1821-Z



LEGEND

BRICK

ADDITIONAL BUILDING MATERIALS

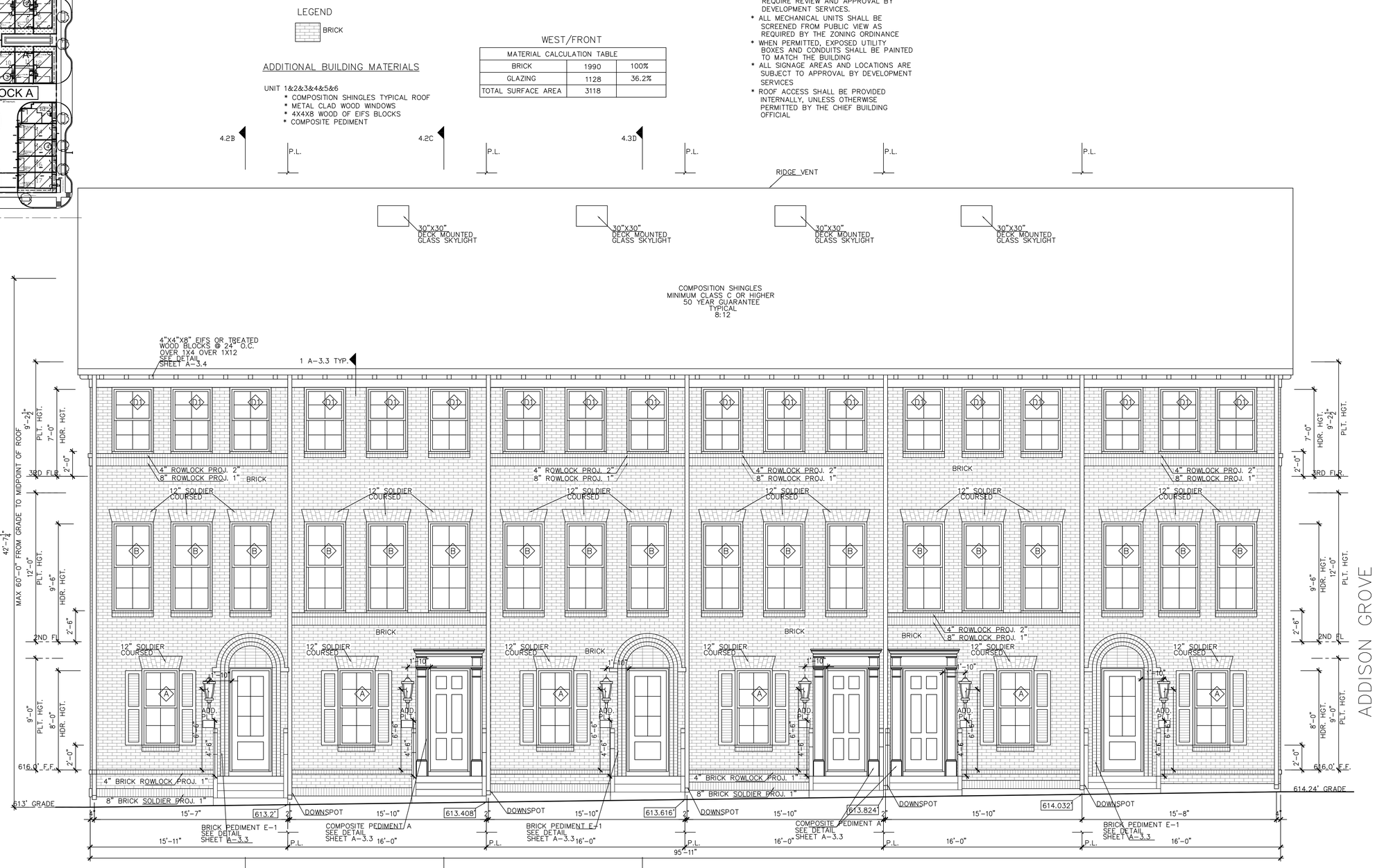
UNIT 1&2&3&4&5&6
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 4X4X8 WOOD OF EIFS BLOCKS
* COMPOSITE PEDIMENT

WEST/FRONT

MATERIAL CALCULATION TABLE		
BRICK	1990	100%
GLAZING	1128	36.2%
TOTAL SURFACE AREA	3118	

FACADE PLAN NOTES

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ADDISON GROVE

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
LOT 33	LOT 32	LOT 31	LOT 30	LOT 29	LOT 28
4127 Runyon Road	4125 Runyon Road	4123 Runyon Road	4121 Runyon Road	4119 Runyon Road	4117 Runyon Road

west/front elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 7

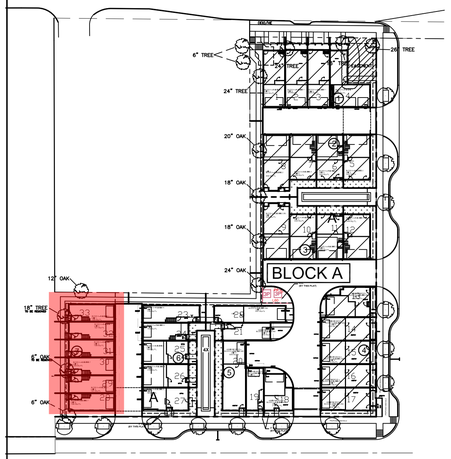
WEST / FRONT ELEVATION

PLAN NO.
UNIT 1 1389
UNIT 2 1401.4
UNIT 3 1398.3
UNIT 4 1398.4
UNIT 5 1401.5
UNIT 6 1396

SHEET NO.
A-3.1

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

EAST/REAR

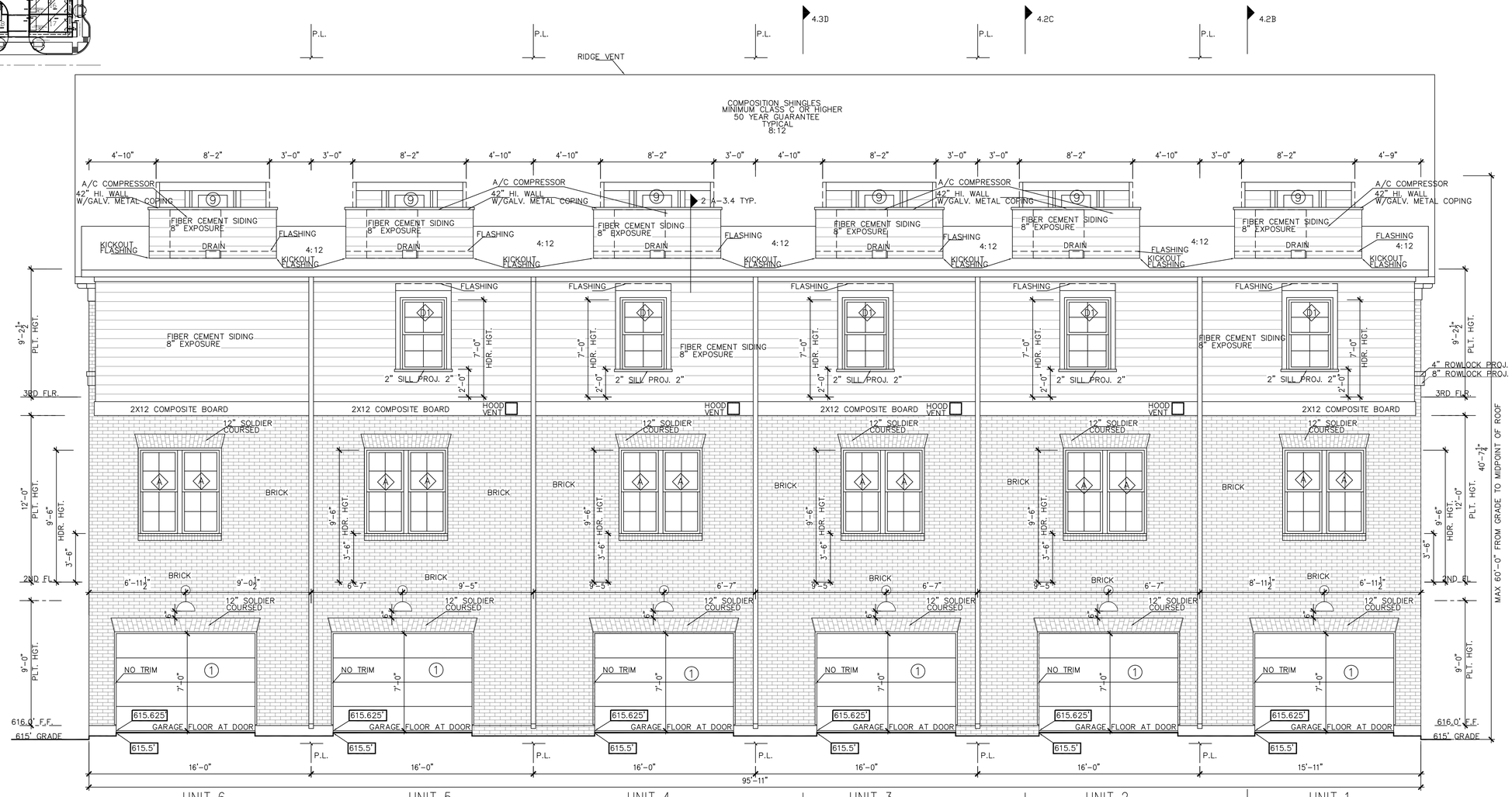
MATERIAL CALCULATION TABLE		
FIBER CEMENT SIDING	1066	41.1%
BRICK	1530	58.9%
GLAZING	326	11.1%
TOTAL SURFACE AREA	2927	

ADDITIONAL BUILDING MATERIALS

UNIT 1&2&3&4&5&6
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 4X4X8 WOOD OF EIFS BLOCKS

FACADE PLAN NOTES

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ADDISON GROVE

UNIT 6	UNIT 5	UNIT 4	UNIT 3	UNIT 2	UNIT 1
LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33
4117 Runyon Road	4119 Runyon Road	4121 Runyon Road	4123 Runyon Road	4125 Runyon Road	4127 Runyon Road

east/rear(alley) elevation

SCALE: 1/4" = 1'-0"

0 4' 8'

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 7

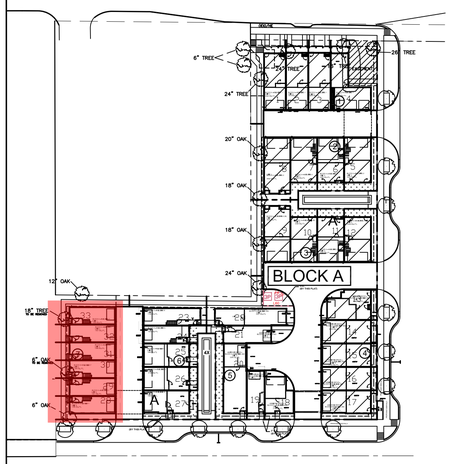
EAST / REAR ELEVATION

PLAN NO.
UNIT 1 1389
UNIT 2 1401.4
UNIT 3 1398.3
UNIT 4 1398.4
UNIT 5 1401.5
UNIT 6 1396

SHEET NO.
A-3.2

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Town Project #: 1821-Z



LEGEND

BRICK

FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

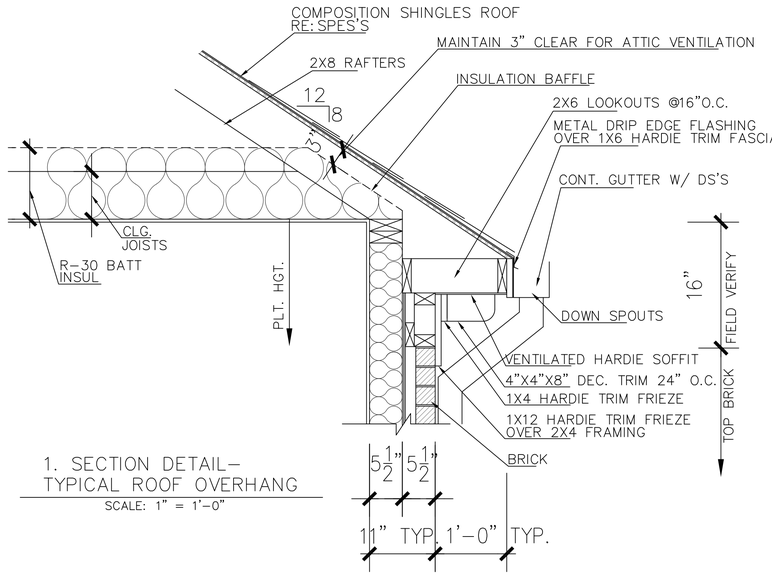
UNIT 6
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* FIXED SHUTTER
* 4X4X8 WOOD OF EIFS BLOCKS

FACADE PLAN NOTES

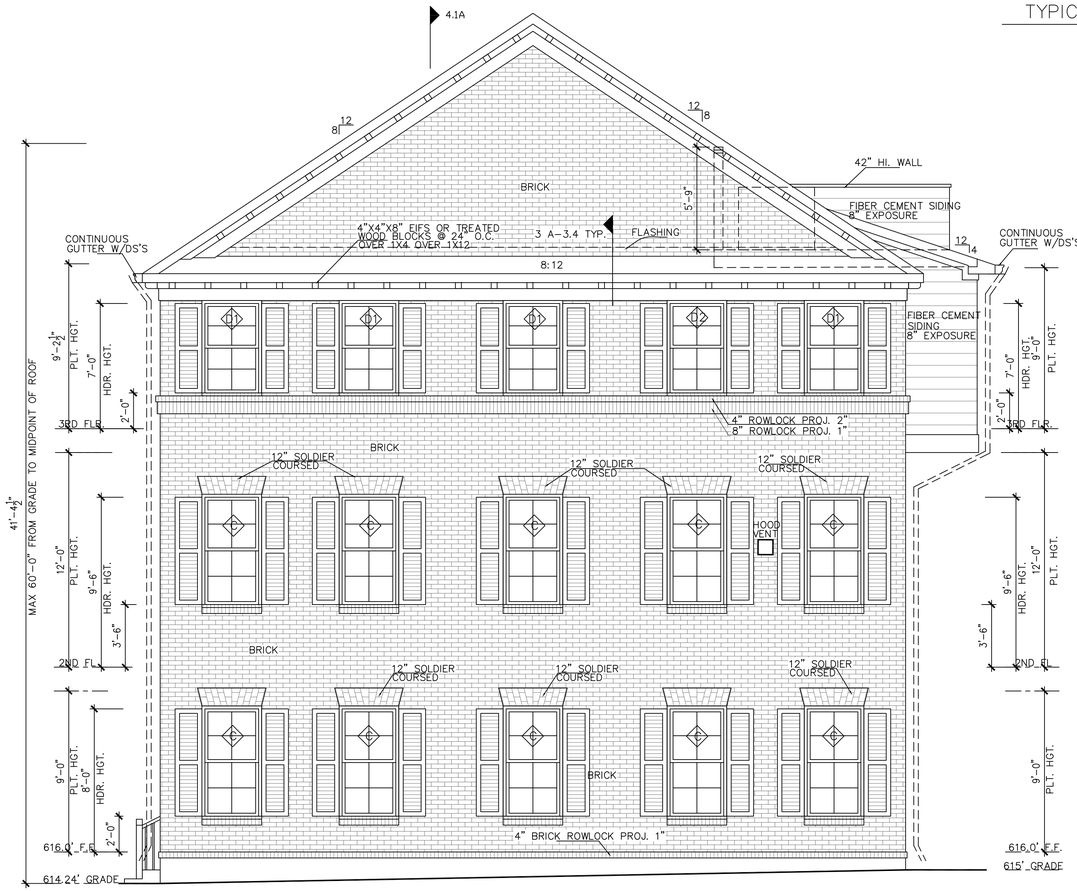
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SOUTH/RIGHT

MATERIAL CALCULATION TABLE		
BRICK	1222	95.4%
FIBER CEMENT SIDING	59	4.6%
GLAZING	285	18.2%
TOTAL SURFACE AREA	1566	

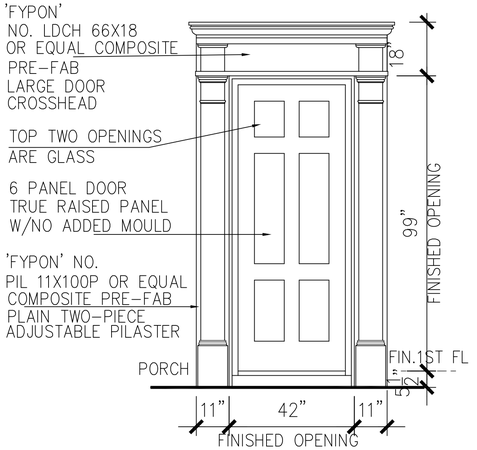


1. SECTION DETAIL-
TYPICAL ROOF OVERHANG
SCALE: 1" = 1'-0"

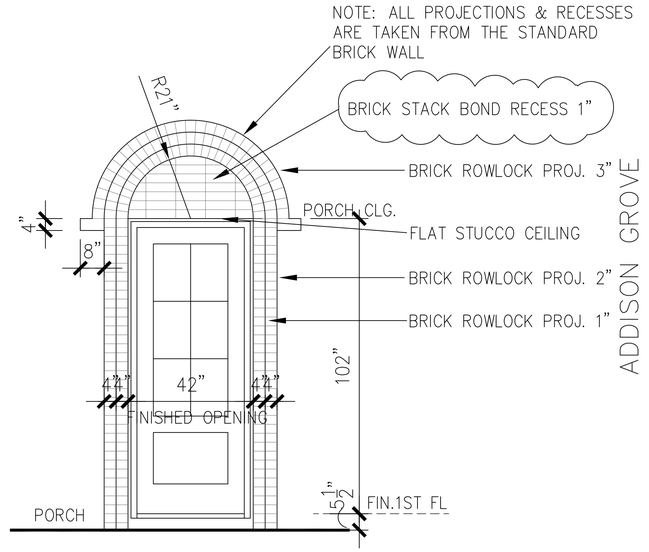


UNIT 6
LOT 28
4117 Runyon Road

south/right(runyon road) elevation
SCALE: 1/4" = 1'-0"
0 4' 8'



COMPOSITE PEDIMENT A
SCALE: 1/2" = 1'-0"



BRICK PEDIMENT E-1
SCALE: 1/2" = 1'-0"

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 7

SOUTH / RIGHT ELEVATION

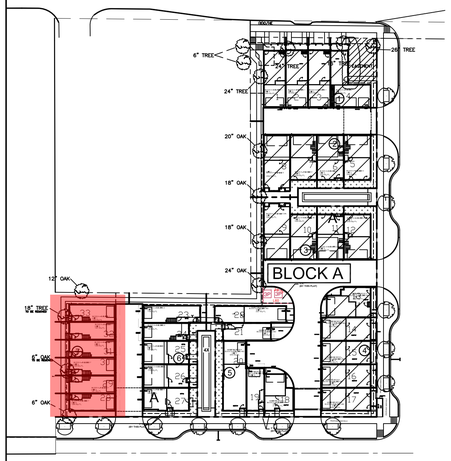
ADDISON GROVE

PLAN NO.
UNIT 1 1389
UNIT 2 1401.4
UNIT 3 1398.3
UNIT 4 1398.4
UNIT 5 1401.5
UNIT 6 1396

SHEET NO.
A-3.3

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Town Project #: 1821-Z



NORTH/LEFT

MATERIAL CALCULATION TABLE		
BRICK	1513	96.2%
FIBER CEMENT SIDING	59	3.8%
GLAZING	56	3.4%
TOTAL SURFACE AREA	1628	

LEGEND

BRICK

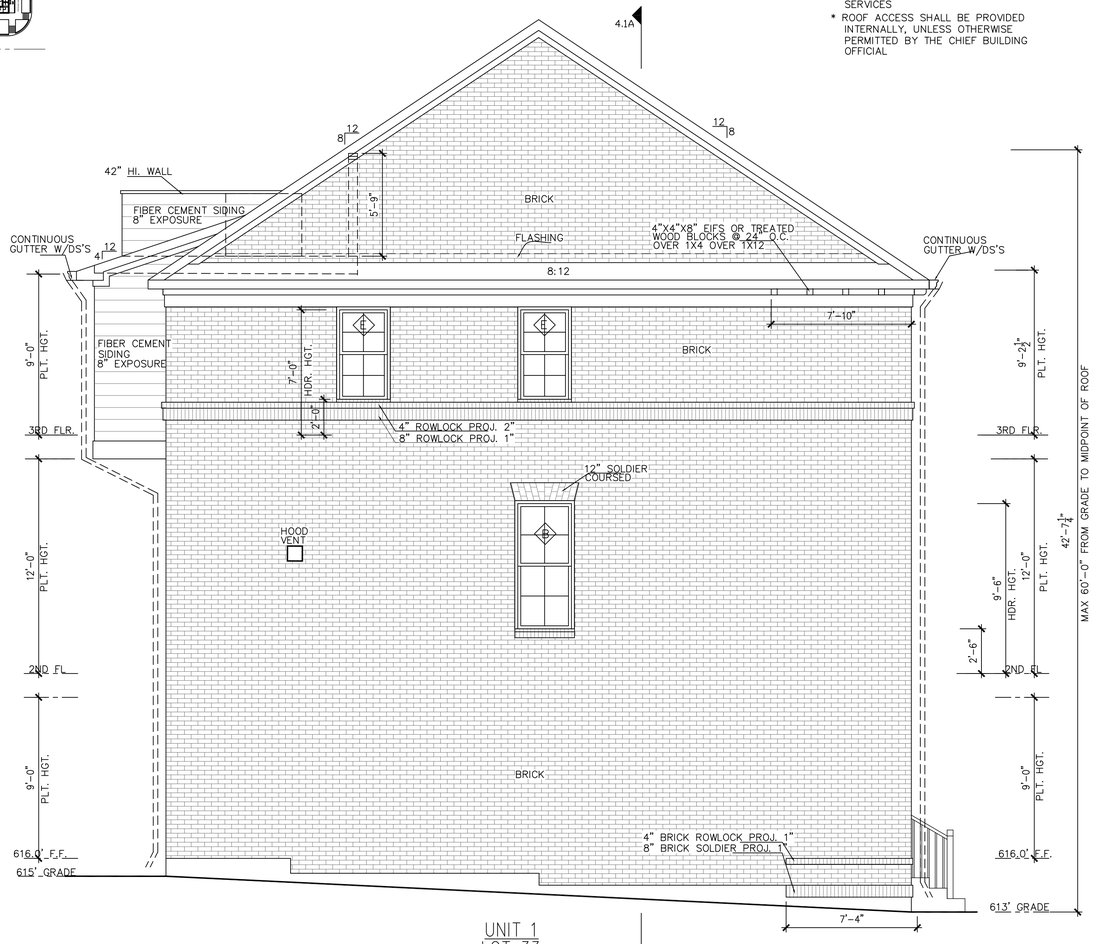
FIBER CEMENT SIDING

ADDITIONAL BUILDING MATERIALS

UNIT 1
* COMPOSITION SHINGLES TYPICAL ROOF
* METAL CLAD WOOD WINDOWS
* 4X4X8 WOOD OF EIFS BLOCKS

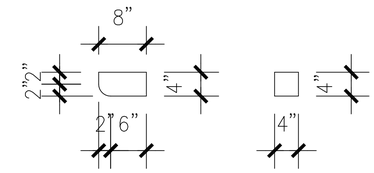
FACADE PLAN NOTES

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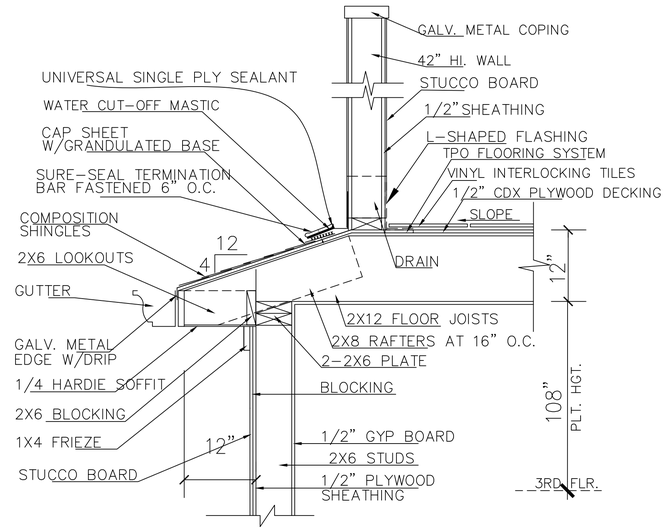


UNIT 1
LOT 33
4127 Runyon Road

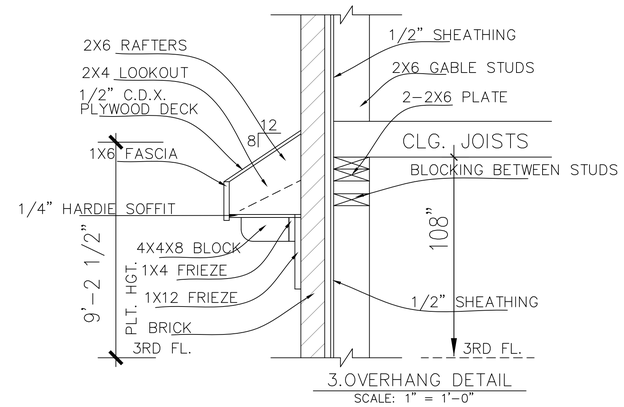
north/left elevation
SCALE: 1" = 1'-0"
0 4' 8'



WOOD OF EIFS BRACKETS(D)
SCALE: 1" = 1'-0"



2. SECTION DETAIL-
A/C COMPRESSOR LOCATION AT ROOF
SCALE: 1" = 1'-0"



3.OVERHANG DETAIL
SCALE: 1" = 1'-0"

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

ADDISON GROVE

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/4" = 1'-0"
Last Updated: 03/02/2021

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 7

NORTH / LEFT ELEVATION

PLAN NO.
UNIT 1 1389
UNIT 2 1401.4
UNIT 3 1398.3
UNIT 4 1398.4
UNIT 5 1401.5
UNIT 6 1396

SHEET NO.
A-3.4

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Town Project #: 1821-Z

UNIT 1 square footage	
FIRST FLOOR	53
SECOND FLOOR	663
THIRD FLOOR	673
TOTAL LIVING AREA	1389
GARAGE	598
PORCH	9
AC DECK	103
TOTAL SLAB AREA	663

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 2&5 square footage	
FIRST FLOOR	53
SECOND FLOOR	667
THIRD FLOOR	681
TOTAL LIVING AREA	1401
GARAGE	652
PORCH	9
AC DECK	103
TOTAL SLAB AREA	667

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 3&4 square footage	
FIRST FLOOR	53
SECOND FLOOR	667
THIRD FLOOR	678
TOTAL LIVING AREA	1398
GARAGE	652
PORCH	9
AC DECK	103
TOTAL SLAB AREA	667

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

UNIT 6 square footage	
FIRST FLOOR	53
SECOND FLOOR	667
THIRD FLOOR	676
TOTAL LIVING AREA	1396
GARAGE	599
PORCH	9
AC DECK	103
TOTAL SLAB AREA	667

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

First Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

NOTE: AUTOMATIC GARAGE DOOR OPENERS EQUIPPED WITH AN ENTRAPMENT PROTECTION DEVICE IN ACCORDANCE WITH SEC. 325 AS REQUIRED IN THE IRC SECTION R309.4.

NOTE: TRASH CAN WILL BE STORED INSIDE ATTACHED GARAGE.

Second Floor Plan
SCALE: 1/8" = 1'-0"
NORTH

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED RE: STRUCTURAL PLANS

	LIVING AREA(SQ. FT.)	BEDROOM
UNIT 1	1389	2
UNIT 2	1401	2
UNIT 3	1398	2
UNIT 4	1398	2
UNIT 5	1401	2
UNIT 6	1396	2

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON,TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/8" = 1'-0"
Last Updated: 03/02/2021

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 7

FLOOR PLAN

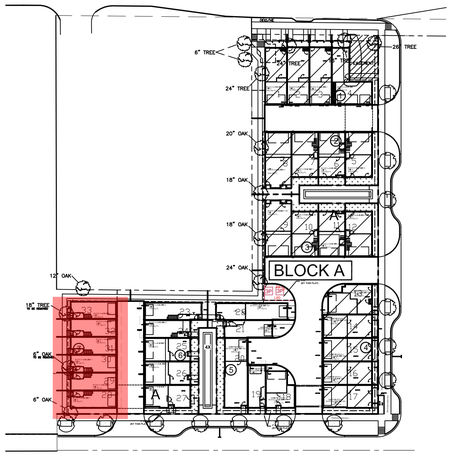
ADDISON GROVE

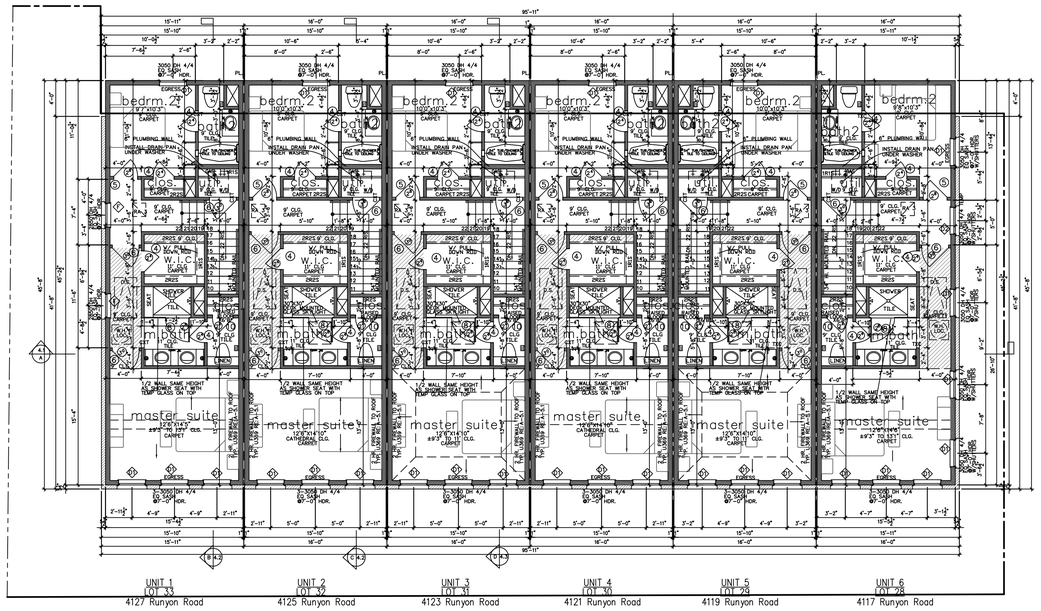
PLAN NO.
UNIT 1 1389
UNIT 2 1401
UNIT 3 1398
UNIT 4 1398
UNIT 5 1401
UNIT 6 1396

SHEET NO.
A-2.1

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Town Project #: 1821-Z





NORTH

Third Floor Plan

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

0 4' 8'

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED. REF. STRUCTURAL PLANS

ADDISON GROVE

URBAN INTOWN HOMES
1520 OLIVER, HOUSTON, TX 77007
PHONE: 713-961-3877

Drawn By/Checked By: C.L./F.M.
Original Date Issued: 11/07/2019
Scale: 1/8" = 1'-0"
Last Updated: 03/02/2021

URBAN INTOWN HOMES
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

ADDISON GROVE -BLOCK A - BUILDING 7

FLOOR PLAN

PLAN NO.
UNIT 1 1389
UNIT 2 1401
UNIT 3 1398
UNIT 4 1398
UNIT 5 1401
UNIT 6 1396

SHEET NO.
A-2.2

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Council Meeting **11.**

Meeting Date: 04/13/2021

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 4525 Belt Line Road, Currently Zoned Planned Development (PD), Through Ordinance 089-015, by Amending the Permitted Uses and Approving a Special Use Permit for a Brewpub and Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1823-Z/4525 Belt Line Road-Oak'd Handcrafted BBQ and Brewery.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 4525 Belt Line Road, currently zoned Planned Development (PD), through Ordinance 089-015, by amending the permitted uses and approving a Special Use Permit for a brewpub and restaurant, with the sale of alcoholic beverages for on-premises consumption only, specific to the restaurant component, subject to the following condition:

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

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING: none.

Please refer to the attached staff report for additional information on this case.

RECOMMENDATION:

Administration recommends approval.

Attachments

1823-Z Ordinance

Presentation - Case 1823-Z
1823-Z Staff Report
1823-Z Plans

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE 089-015, THAT ZONES 11.66 ACRES OF LAND, LOCATED BETWEEN ARAPAHO ROAD AND BELT LINE ROAD, WEST OF BELTWAY DRIVE, AS PLANNED DEVELOPMENT DISTRICT, TO AMEND SECTION 1 AND TO GRANT A SPECIAL USE PERMIT FOR A BREWPUB AND RESTAURANT, AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR PROPERTY LOCATED AT 4525 BELT LINE ROAD, BEING LOT 2 OF THE ADDISON OAKS ADDITION; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on March 16, 2021 the Planning & Zoning Commission considered and made recommendations on a request to amend Planned Development District 089-015, to amend Section 1 and to grant a Special Use Permit for a brewpub and restaurant, and for the sale of alcoholic beverages (Case No.1823-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. That Ordinance 089-015, Section 1, is hereby amended to include brewpub as an allowed use for Lot 2 of the Addison Oaks Addition, through a Special Use Permit, in addition to all other uses permitted under the existing Planned Development District.

SECTION 3. That a Special Use Permit authorizing a brewpub and restaurant, and authorizing the sale of alcoholic beverages on the property located at 4525 Belt Line Road, is hereby granted subject to the following conditions:

(a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape and irrigation plans, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

(b) The Special Use Permit granted herein for a brewpub, with the sale of alcoholic beverages, and restaurant with the sale of alcoholic beverages for on-premises consumption only, shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 10,088 square feet.

(c) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.

(d) The sale of alcoholic beverages under this Special Use Permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.

(e) Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to ensure that the conditions of subparagraph (d) above are being met.

(f) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.

(g) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.

(h) If a license or permit to sell alcoholic beverages on property covered by this Special Use Permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.

(i) The establishment shall not use the term “bar”, “tavern”, or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.

SECTION 4. The provisions of the Town of Addison Code of Ordinances, as amended, shall remain in full force and effect save and except as amended by this ordinance.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be

unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 8. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13TH*** day of ***APRIL 2021.***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

Exhibit A

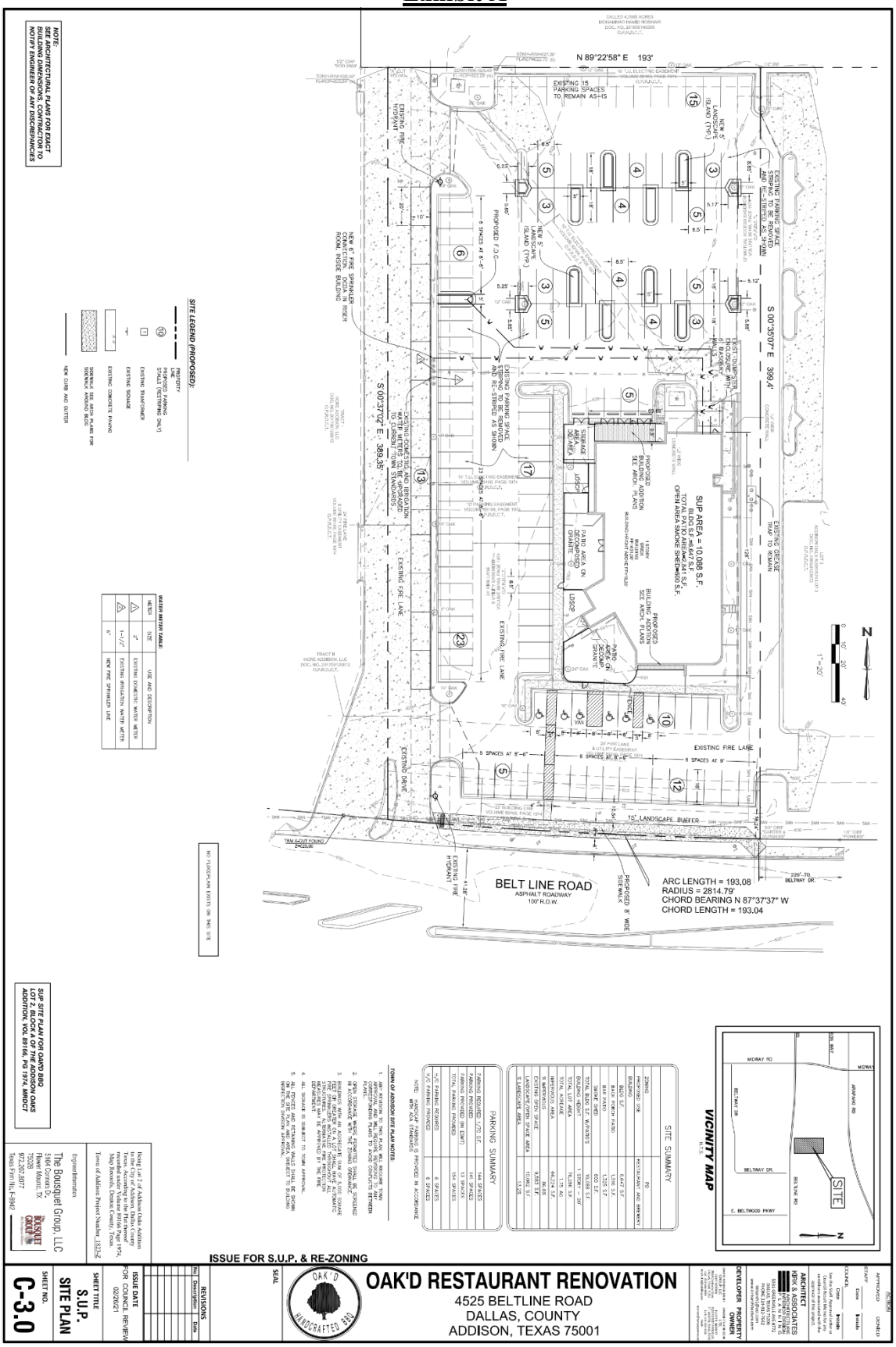

OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE FOR S.U.P. & RE-ZONING
S.U.P. SITE PLAN
SHEET NO. C-3.0
ISSUE DATE FOR COUNCIL REVIEW 02/26/21
The Bousquet Group, LLC
5104 Corrigan Dr.
Plano, TX. 75028
972.267.9977
Texas Firm No. F-9942
Town of Addison Project Number 19324
SUP SITE PLAN FOR OAK'D BBQ
LOT 2, BLOCK A/7191 BELTLINE ROAD ADDITION, VOL. 89166, PG. 1974, MRDCT
NOTE: SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
SITE LEGEND (PROPOSED):
PROPERTY LINE
PROPOSED PARKING STALLS (RESTRIPING ONLY)
EXISTING RIM/TOP/INV
EXISTING SIGNAGE
EXISTING CONCRETE PAVING
SIDEWALK SEE ARCH PLANS FOR SIDEWALK AROUND BLDG
NEW CURB AND GUTTER
WATER METER TABLE
METER / SIZE / USE AND DESCRIPTION
4" / 2" / EXISTING DOMESTIC WATER METER
4" / 1-1/2" / EXISTING IRRIGATION WATER METER
NEW FIRE SPRINKLER LINE
SITE SUMMARY
ZONING: PD
PROPOSED USE: RESTAURANT AND BREWERY
EXISTING BLDG. S.F.: 1,647 S.F.
PROPOSED BLDG. ADDITION: 1,325 S.F.
BAR PATIO: 600 S.F.
SMOKE SHED: 600 S.F.
TOTAL BLDG S.F. W/PATIO: 10,069 S.F.
TOTAL LOT AREA: 76,304 S.F. 1.75 AC
IMPERVIOUS AREA: 64,234 S.F.
TOTAL ACREAGE: 1.75 AC
% IMPERVIOUS: 84.18%
% LANDSCAPE (OPEN SPACE): 15.82%
LANDSCAPE AREA: 11,970 S.F. 0.27 AC
PARKING SUMMARY
PARKING REQUIRED 1/75 S.F.: 134 SPACES
PARKING PROVIDED: 134 SPACES
PARKING PROVIDED (IN EMT): 13 SPACES
TOTAL PARKING PROVIDED: 134 SPACES
9'x20' PARKING PROVIDED: 6 SPACES
9'x18' PARKING PROVIDED: 8 SPACES
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
TOWN OF ADDISON SITE PLAN NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPROVAL AND WILL REQUIRE REVIEW BY ANY APPLICABLE PLANS TO AVOID CONFLICTS BETWEEN
2. OPEN STORAGE WHERE PERMITTED SHALL BE SCREENED
3. BUILDING SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM FEET OR GREATER OR A LOT SHALL HAVE AUTOMATIC STRUCTURES, ELIMINATING FIRE PROTECTION
4. ALL SIGNAGE IS SUBJECT TO SIGN APPROVAL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SITE PLAN, AREA SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
VICINITY MAP
MIDWAY RD
ARAPAHO RD
BELTWAY DR.
BELTLINE RD
C. BELTWOOD PKWY
SITE
EXISTING 15 PARKING SPACES TO REMAIN AS-IS
EXISTING PARKING SPACE STRIPING TO BE REMOVED AND RE-STRIPED AS SHOWN
NEW 5' LANDSCAPE ISLAND (TYP.)
EXISTING DUMPSTER ENCLOSURE WITH MASONRY WALLS
EXISTING DRIVE-THRU AND IRRIGATION WATER METERS TO BE UPGRADED TO CURRENT TOWN STANDARDS
NEW 6" FIRE SPRINKLER CONNECTION, DOOR IN RISER ROOM, INSIDE BUILDING
EXISTING FIRE HYDRANT
PROPOSED F.D.C.
PROPOSED BUILDING ADDITION SEE ARCH. PLANS
SUP AREA = 10,069 S.F.
BLDG S.F. =9,847 S.F.
PATIO AREA=1,841 S.F.
OPEN AREA SMOKE SHED=600 S.F.
PATIO AREA ON GRADE
PATIO AREA ON GRADE
EXISTING FIRE LANE
EXISTING DRIVE
EXISTING DRIVE APPROACH TO REMAIN
15' LANDSCAPE BUFFER
BELT LINE ROAD
ASPHALT ROADWAY
100' R.O.W.
PROPOSED 8' WIDE SIDEWALK
ARC LENGTH = 193.08
RADIUS = 2814.79'
CHORD BEARING N 87°37'37" W
CHORD LENGTH = 193.04
N 89°22'58" E 193'
S 00°35'07" E 399.4'
S 00°37'02" E 389.36'
1" = 20'
NO SIGNS ARE EXISTS ON THIS SITE
ARCHITECT
KIRK & ASSOCIATES
DEVELOPER / PROPERTY OWNER

Exhibit A

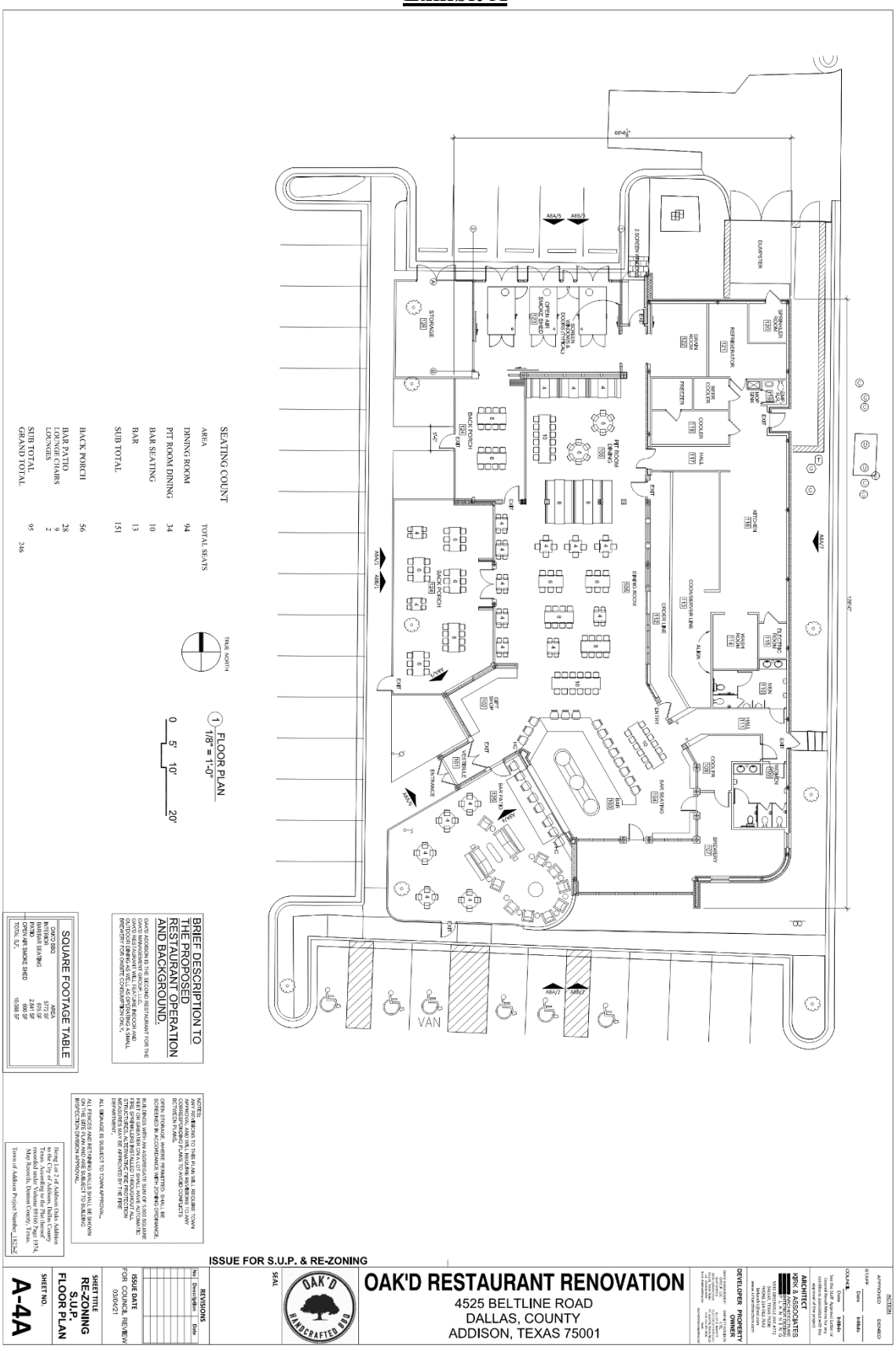

SEATING COUNT
AREA TOTAL SEATS
DINING ROOM 94
PIT ROOM DINING 34
BAR SEATING 10
BAR 13
SUB TOTAL 151
BACK PORCH 56
BAR PATIO 28
LOUNGE CHAIRS 9
LOUNGES 2
SUB TOTAL 95
GRAND TOTAL 246
TRUE NORTH
1 FLOOR PLAN
1/8" = 1'-0"
0 5' 10' 20'
BRIEF DESCRIPTION TO THE PROPOSED RESTAURANT OPERATION AND BACKGROUND.
OAK'D ADDISON IS THE SECOND RESTAURANT FOR THE OAK'D MANAGEMENT GROUP, LLC. BROOKLYN AND OUTDOOR DINING AS WELL AS OPERATING A SMALL BREWERY FOR ONSITE CONSUMPTION ONLY.
SQUARE FOOTAGE TABLE
AREA
INTERIOR 5,775 SF
BARBAR SEATING 875 SF
PATIO 2,613 SF
PATIO W/ SMOKE SHED 10,088 SF
TOTAL S.F.
NOTES:
ANY REFERENCE TO THIS PLAN WILL REQUIRE TOWN APPROVAL FOR ANY ADDITIONS OR CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED FROM PUBLIC VIEW AT GRADE.
BAR SERVICE WITH HAS ACCESS OF LESS THAN 60 SQUARE FEET OR SERVES TWO OR LESS SIDES OF THE BAR SHALL HAVE AUTOMATIC SPRINKLER PROTECTION INSTALLED IN ACCORDANCE WITH NFPA 13 OR STRUCTURAL ALTERNATIVE PER PROTECTION 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.
Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas, according to the Plat thereof recorded in Volume 2001174, Map Records, Dallas County, Texas.
Town of Addison Project Number: 18-254
ISSUE FOR S.U.P. & RE-ZONING
SEAL
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
REVISIONS
No Description Date
ISSUE DATE
FOR COUNCIL REVIEW 03/04/21
SHEET TITLE
RE-ZONING
S.U.P.
FLOOR PLAN
SHEET NO.
A-4A
DEVELOPER PROPERTY OWNER
ARCHITECT
KIRK & ASSOCIATES
APPROVED
DENIED
ADDISON
COUNCIL
STAFF
Date
Date

Exhibit A

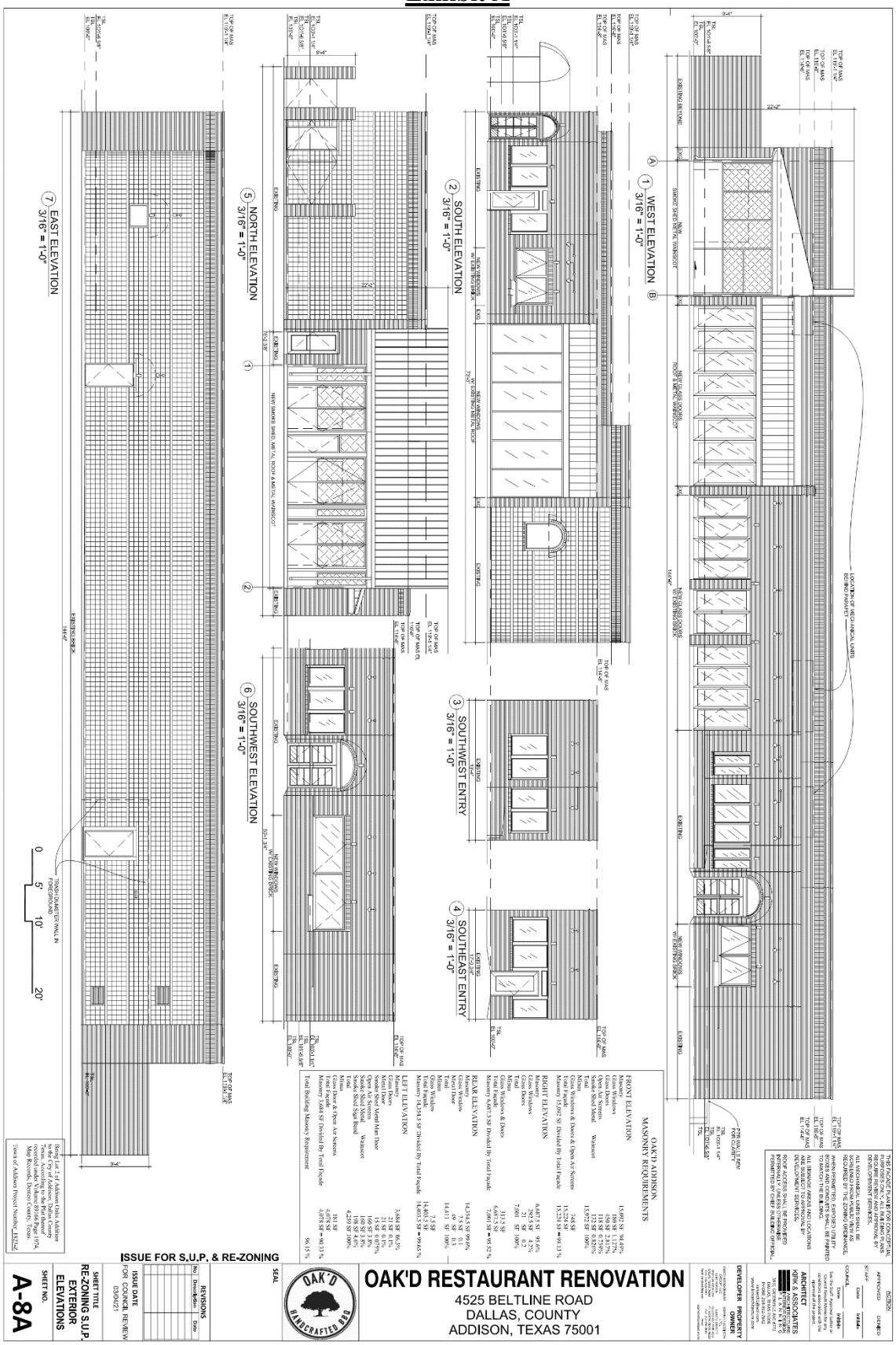

1 WEST ELEVATION
3/16" = 1'-0"
2 SOUTH ELEVATION
3/16" = 1'-0"
3 SOUTHWEST ENTRY
3/16" = 1'-0"
4 SOUTHEAST ENTRY
3/16" = 1'-0"
5 NORTH ELEVATION
3/16" = 1'-0"
6 SOUTHWEST ELEVATION
3/16" = 1'-0"
7 EAST ELEVATION
3/16" = 1'-0"
OAK'D ADDISON
MASONRY REQUIREMENTS
FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION
Total Building Masonry Requirement
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE FOR S.U.P. & RE-ZONING
RE-ZONING S.U.P.
EXTERIOR ELEVATIONS
A-8A

Exhibit A

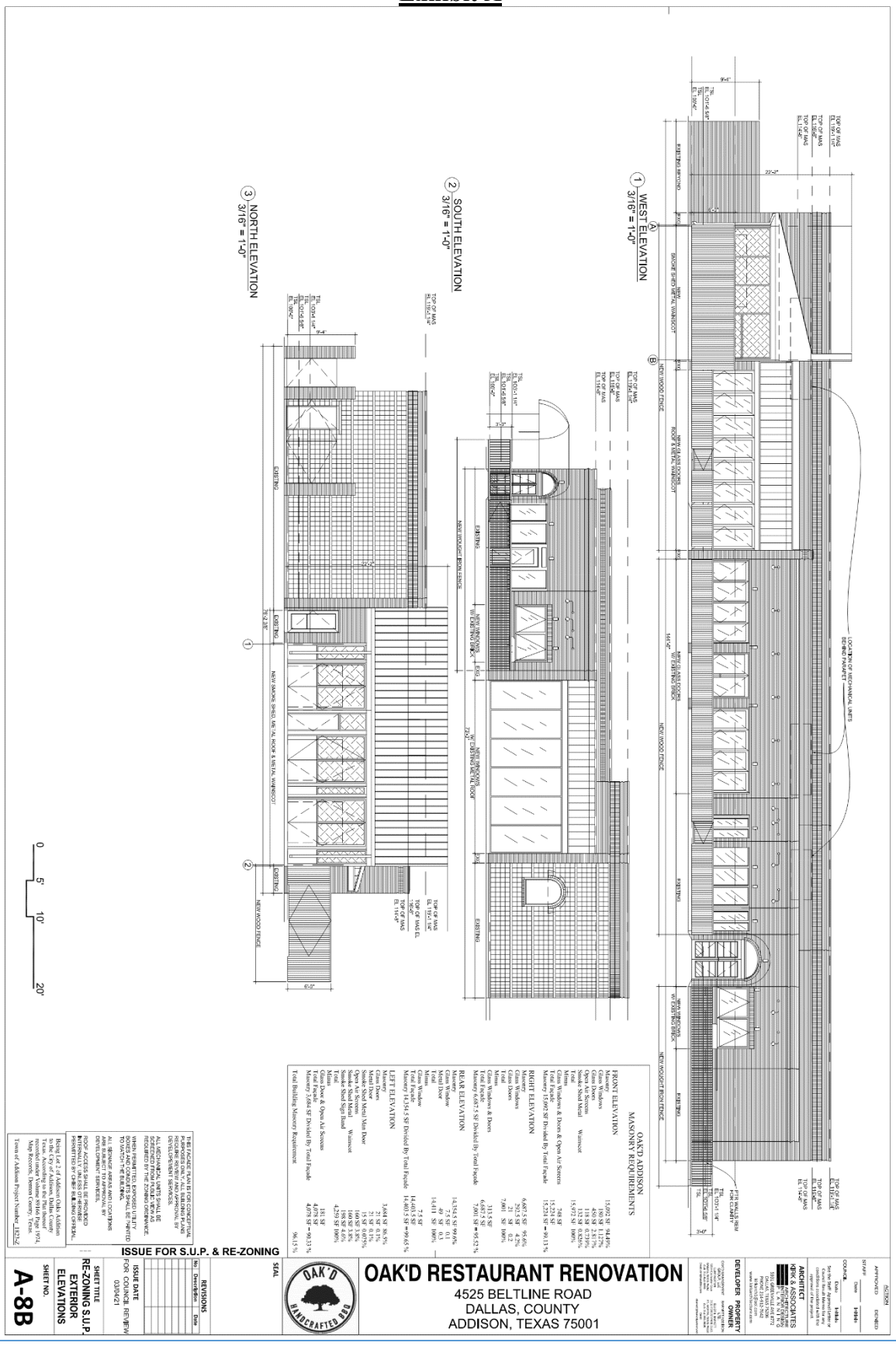

1 WEST ELEVATION
3/16" = 1'-0"
2 SOUTH ELEVATION
3/16" = 1'-0"
3 NORTH ELEVATION
3/16" = 1'-0"
0 5' 10' 20'
OAK'D ADDISON
MASONRY REQUIREMENTS
FRONT ELEVATION
Masonry 15,692 SF 74.97%
Glass Windows 1,746 SF 8.34%
Glass Doors 450 SF 2.81%
Metal Doors 133 SF 0.83%
Total 15,973 SF 100%
Glass Windows & Doors & Open Air Screens 748 SF
Total Façade 15,224 SF
Masonry 15,692 SF Divided By Total Façade 103.13 %
RIGHT ELEVATION
Masonry 6,687.5 SF 95.6%
Glass Windows 292.5 SF 4.2%
Glass Doors 7,661 SF 100%
Total
Glass Windows & Doors 311 SF
Total Façade 6,687.5 SF
Masonry 6,687.5 SF Divided By Total Façade 7,001 SF = 95.52 %
REAL ELEVATION
Masonry 14,754.5 SF 99.6%
Glass Windows 49 SF 0.3
Metal Door 7.5 SF 0.1
Total 14,811 SF 100%
Glass Window 7.5 SF
Total Façade 14,403.5 SF
Masonry 14,754.5 SF Divided By Total Façade 14,403.5 SF = 99.65 %
LEFT ELEVATION
Masonry 3,684 SF 86.5%
Glass Doors 21 SF 0.1%
Metal Doors 21 SF 0.1%
Smoke Shed Metal Man Door 15 SF 0.075%
Metal Man Door 160 SF 3.8%
Open Air Screens Wainscot 160 SF 3.8%
Smoke Shed Sign Band 198 SF 4.6%
Total 4,259 SF 100%
Glass Door & Open Air Screens 181 SF
Masonry 3,684 SF Divided By Total Façade 4,078 SF = 90.33 %
Total Building Masonry Requirement 96.15%
THE FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS SHALL BE REVIEWED AND APPROVED 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 AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
ROOF ACCESS SHALL BE PROVIDED INTERNALLY WHERE BUILDING CODE PERMITTED BY CHIEF BUILDING OFFICIAL.
Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County, Texas, according to the Plat thereof recorded under Volume 95166, Page 1974, Map Records, Denton County, Texas
Town of Addison Project Number: 12CT-Z
ISSUE FOR S.U.P. & RE-ZONING
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE DATE
FOR COUNCIL REVIEW
03/04/21
SHEET TITLE
RE-ZONING S.U.P.
EXTERIOR ELEVATIONS
SHEET NO.
A-8B

Exhibit A

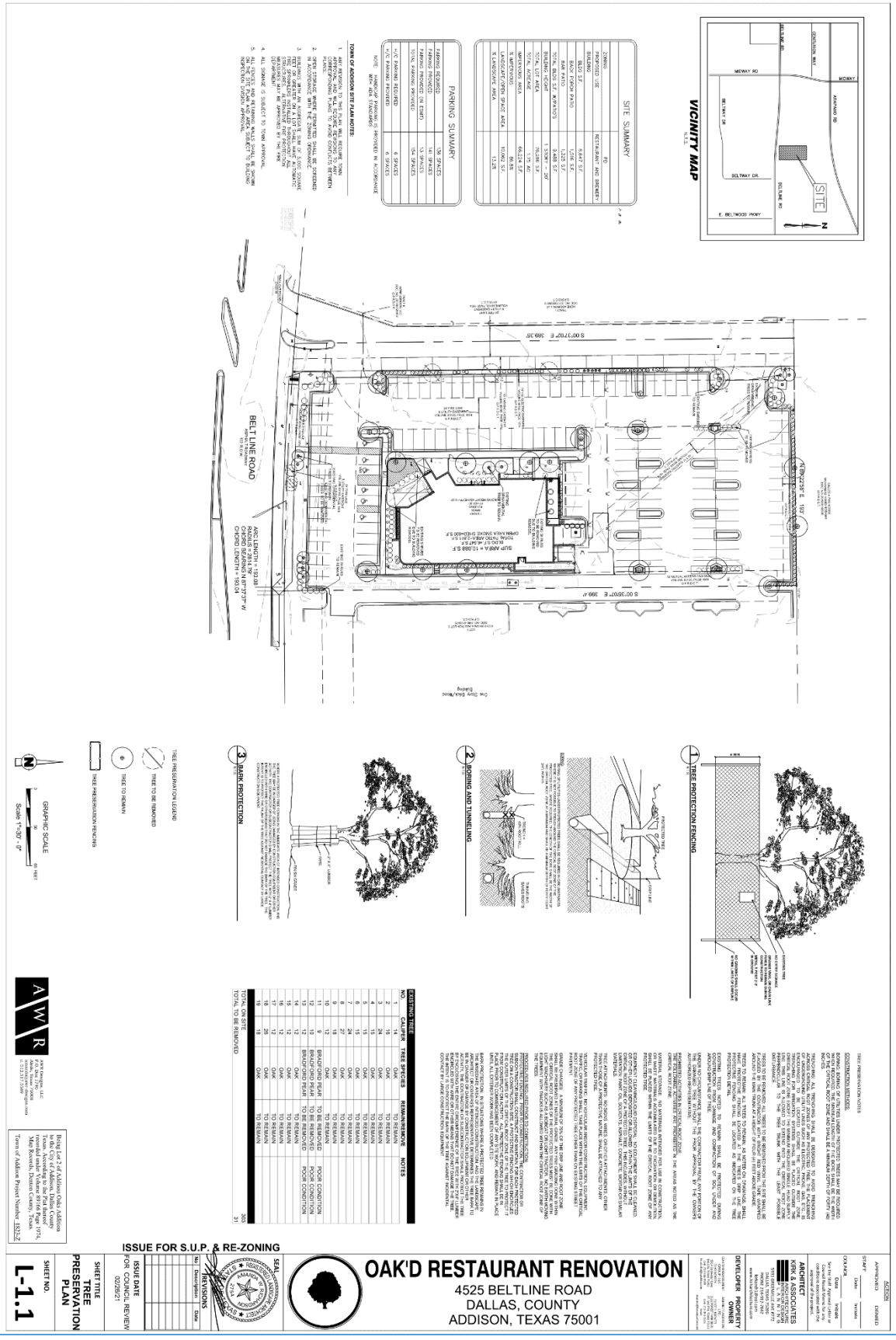
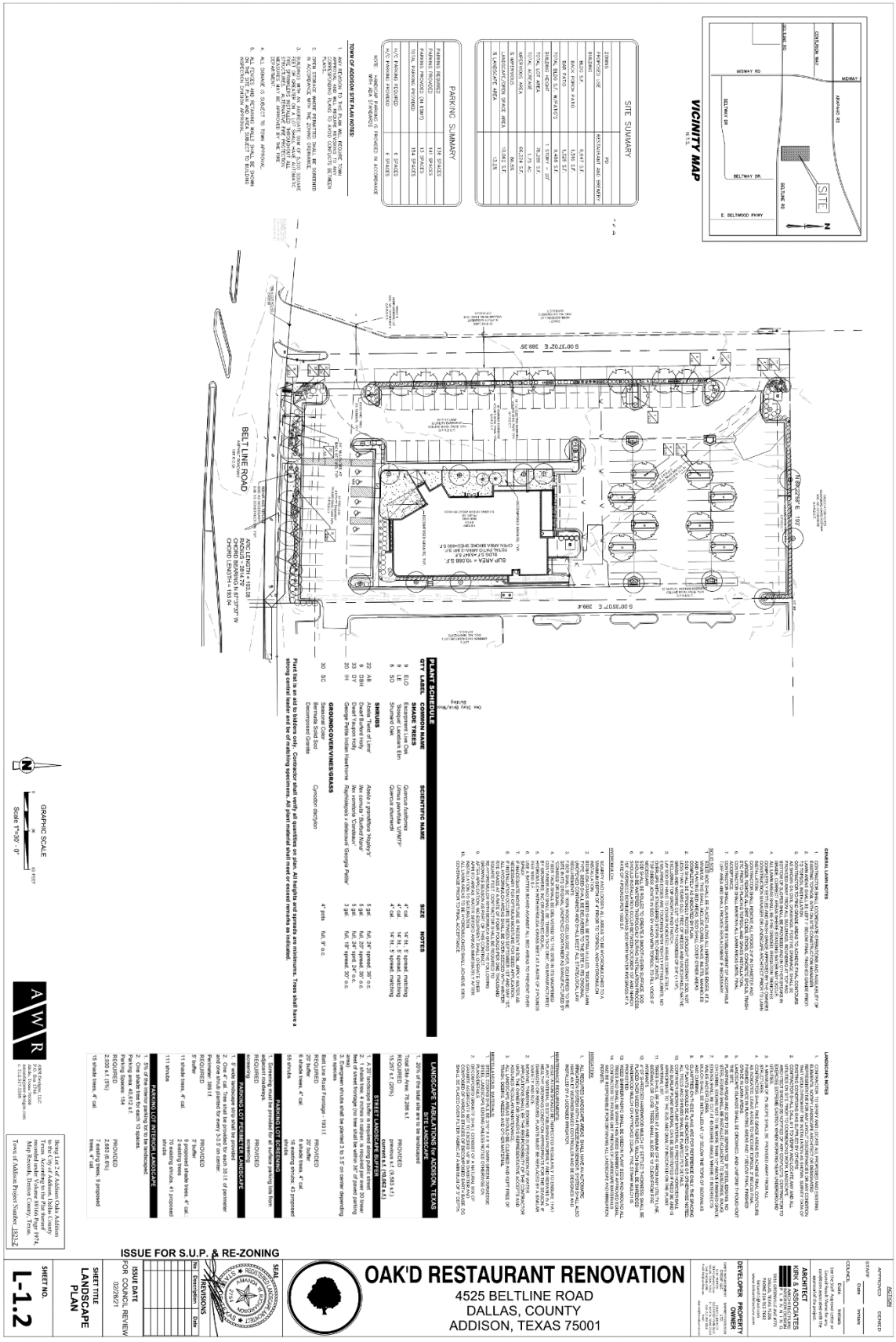

VICINITY MAP
SITE
MIDWAY RD
BELTWAY DR.
E. BELTWOOD PKWY
SITE SUMMARY
PARKING SUMMARY
TOWN OF ADDISON SITE PLAN NOTES
BELT LINE ROAD
ARC LENGTH = 193.08
CHORD BEARING N 07°37'07" W
CHORD LENGTH = 193.04
S 00°37'07" E 399.38'
S 89°22'53" W 193.00'
S 00°37'07" E 399.4'
SUP AREA = 10,088 S.F.
REAR PATIO AREA = 1,547 S.F.
OPEN AREA SUNDEC SHADE = 1,450 S.F.
One Story Brick/Wood Building
TREE PRESERVATION NOTES
TREE PROTECTION FENCING
BORING AND TUNNELING
BARK PROTECTION
EXISTING TREES
TREE PRESERVATION LEGEND
TREE TO BE REMOVED
TREE TO REMAIN
TREE PRESERVATION FENCING
GRAPHIC SCALE
Scale 1"=30'-0"
ISSUE FOR S.U.P. & RE-ZONING
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ARCHITECT
DEVELOPER / PROPERTY OWNER
SEAL
ISSUE DATE
FOR COUNCIL REVIEW
02/25/21
REVISIONS
SHEET TITLE
TREE PRESERVATION PLAN
SHEET NO.
L-1.1
Being Lot 2 of Addison Oaks Addition
to the City of Addison, Dallas County
recorded under Volume 89166 Page 1974,
Map Records, Dallas County, Texas
Town of Addison Project Number 1933-Z

Exhibit A



Town of Addison, Texas
Ordinance No.

Exhibit A

1 TREE PLANTING
2 SHRUB PLANTING
3 SHRUB SPACING AND PLANTING AT B.O.C.
4 STEEL EDGING DETAIL
5 DECOMPOSED GRANITE / RIVER ROCK
TREE STAKE SOLUTIONS, LLC
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE FOR S.U.P. & RE-ZONING
ISSUE DATE
FOR COUNCIL REVIEW
02/26/21
SHEET TITLE
LANDSCAPE SPECS & DETAILS
SHEET NO.
L-1.3
DEVELOPER / PROPERTY OWNER
ARCHITECT
KIRK & ASSOCIATES
Rising L.st 2 of Addison Oaks Addition
to the City of Addison, Dallas County
Texas according to the Plat thereof
recorded under Volume 89116 Page 1974,
Map Records, Denton County, Texas.
Town of Addison Project Number 1521.2

4525 Belt Line Road
Oak'd BBQ
PD Amendment and Special Use Permit (1823-Z)

Case 1823-Z 4525 Belt Line Road

LOCATION:

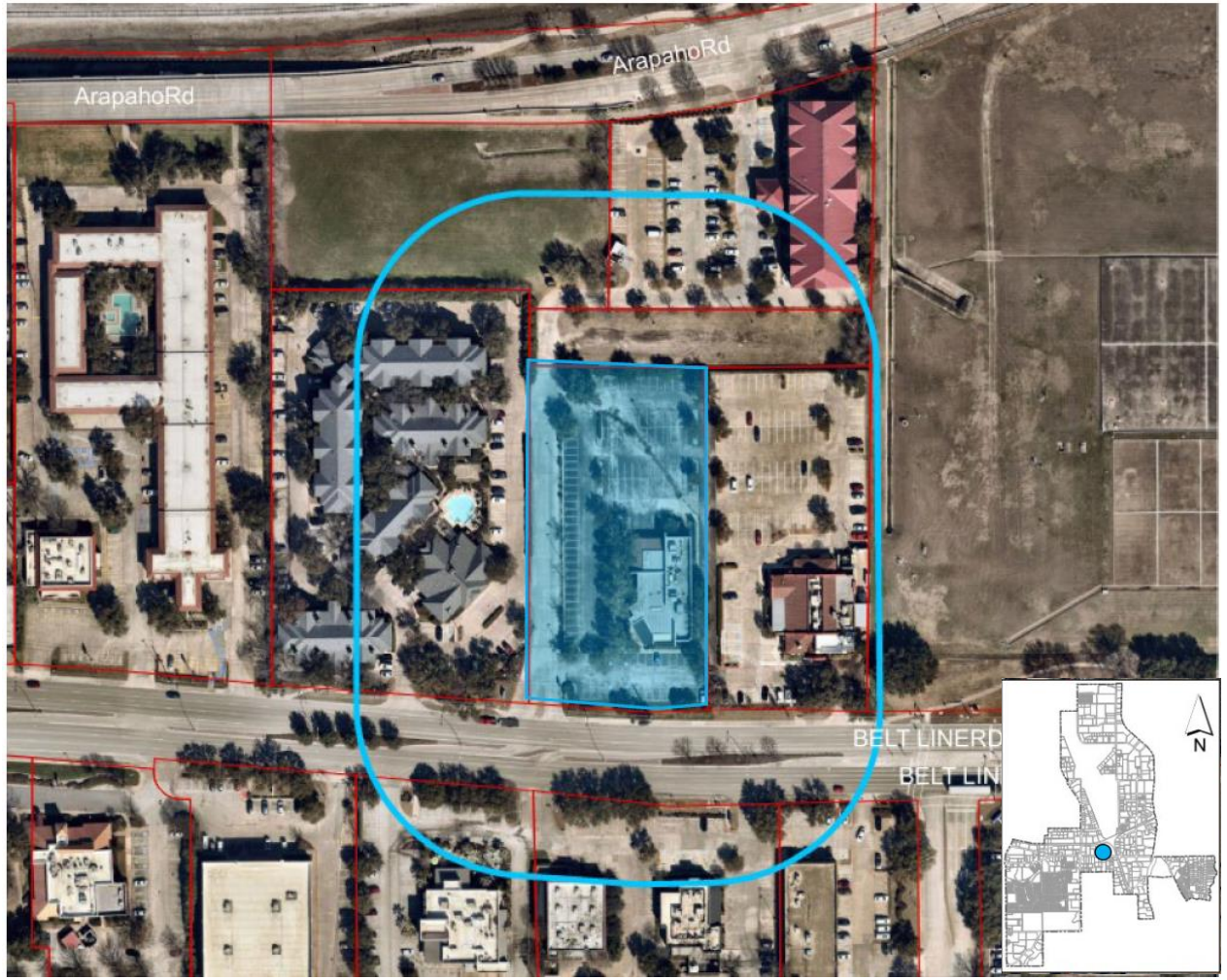
4525 Belt Line Road

REQUEST:

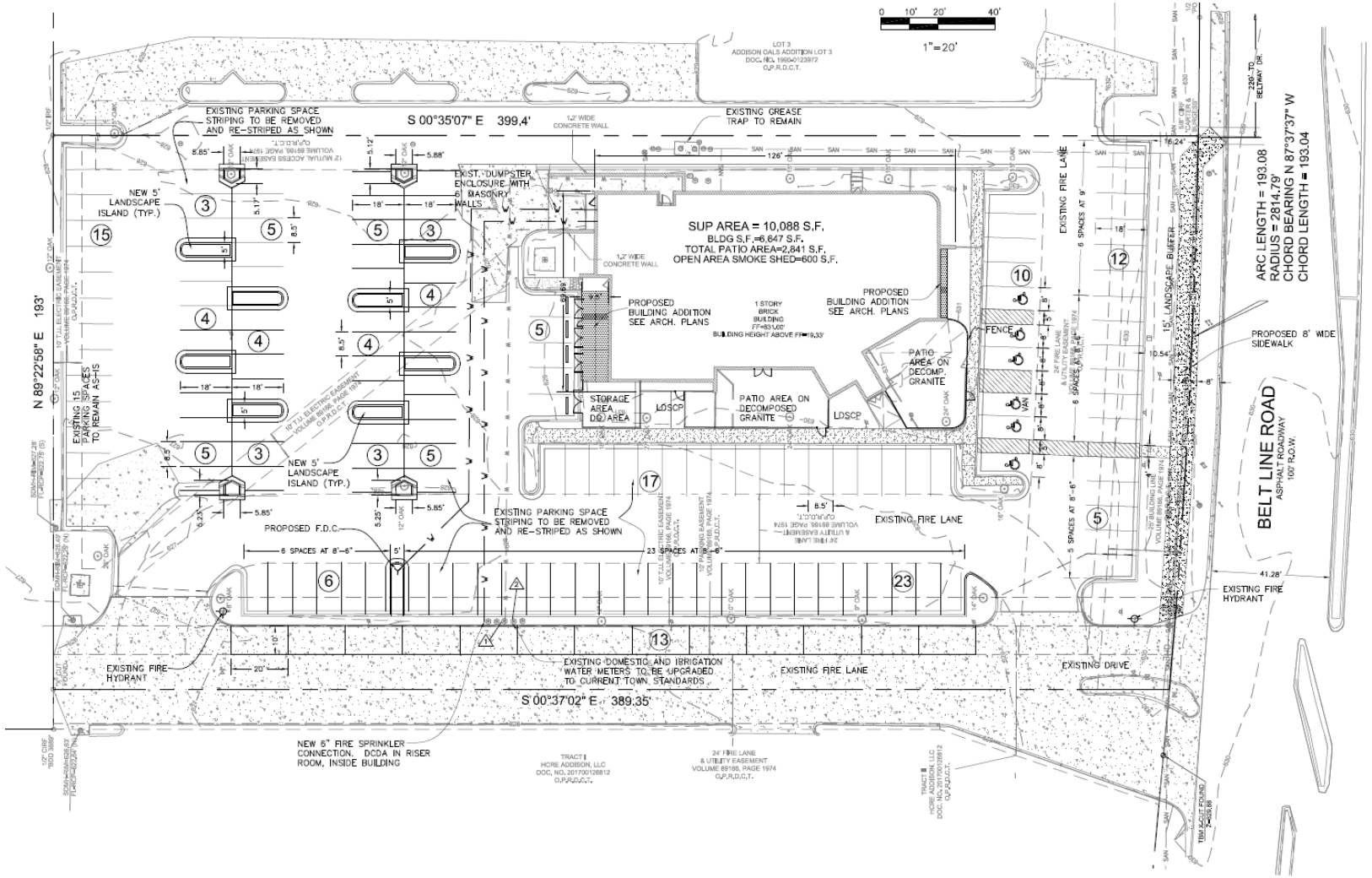
To amend existing Planned Development District 089-015, providing for modified uses, and approve a Special Use Permit for a brewpub and restaurant with the sale of alcoholic beverages for on-premises consumption only.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed uses and rreview for compliance with the PD Concept Plan / Development Standards, and other Town requirements, where applicable.



Case 1823-Z 4525 Belt Line Road



PROJECT HISTORY:

June 1989 – Zoned to PD as part of an 11.66 ac. district; SUP granted for restaurant with alcohol sales for on premises consumption

Present – vacant, former home of Chamberlain's Fish Market

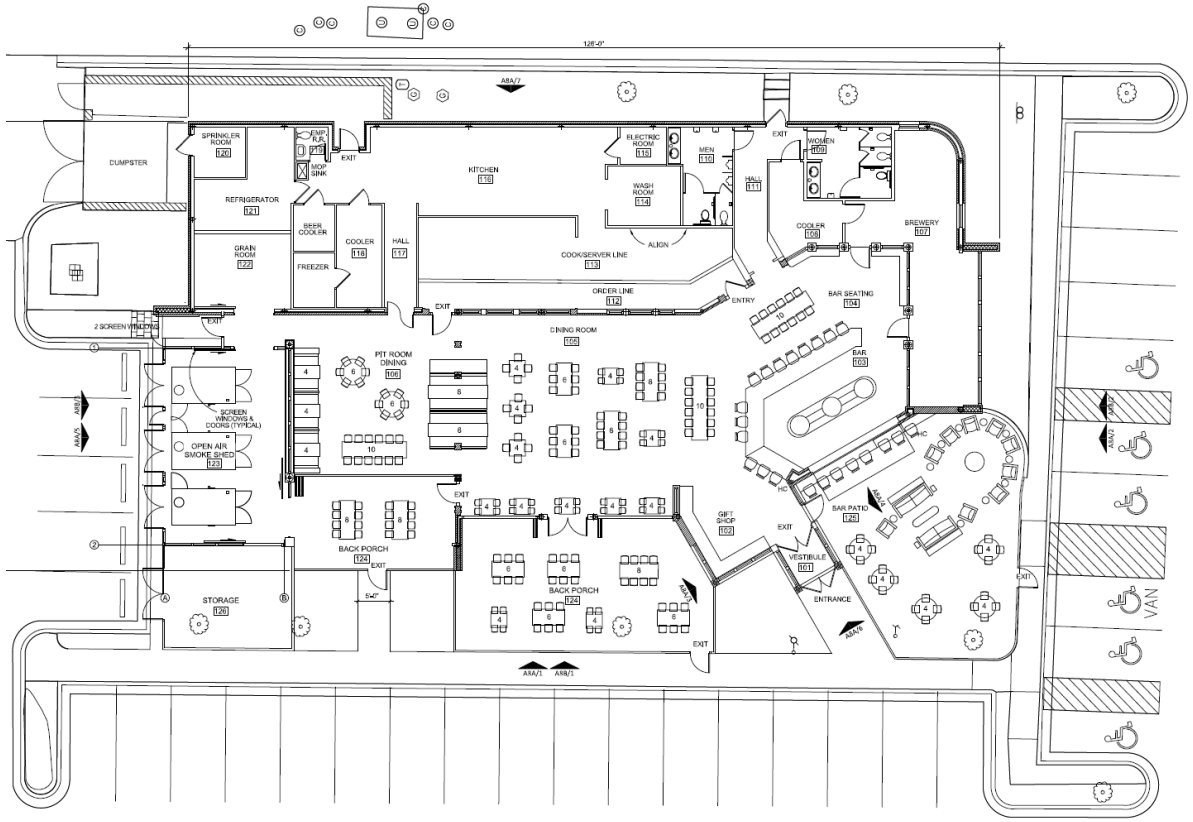
Case 1823-Z 4525 Belt Line Road

Brewpub Use

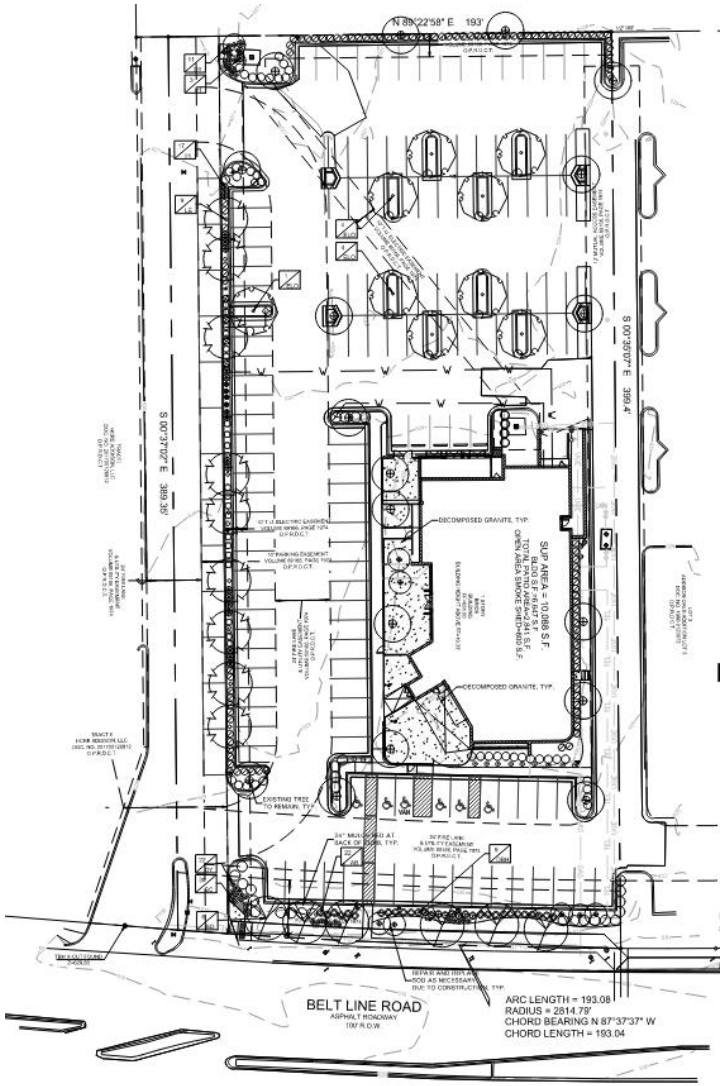
- Small brewing operation intended for limited onsite production
- Allows for alcohol sales for off and on premises consumption

Restaurant Use:

- 6,647 SF of interior floor area
- 2,841 SF of patio area
- 600 SF BBQ smoke shed
- Offers alcohol sales for on premises consumption



Case 1823-Z 4525 Belt Line Road



PARKING:

Site exceeds PD parking requirements by 10 spaces

OPEN SPACE AND LANDSCAPE:

Plans increase landscape coverage from 12.5% to 13.2% and upgrade the Belt Line streetscape to fully comply with the Master Transportation Plan

- Includes an 8’ sidewalk and parkway, with a 4’ landscape buffer, improved with street trees, shrubs, and ground cover

EXTERIOR APPEARANCE:

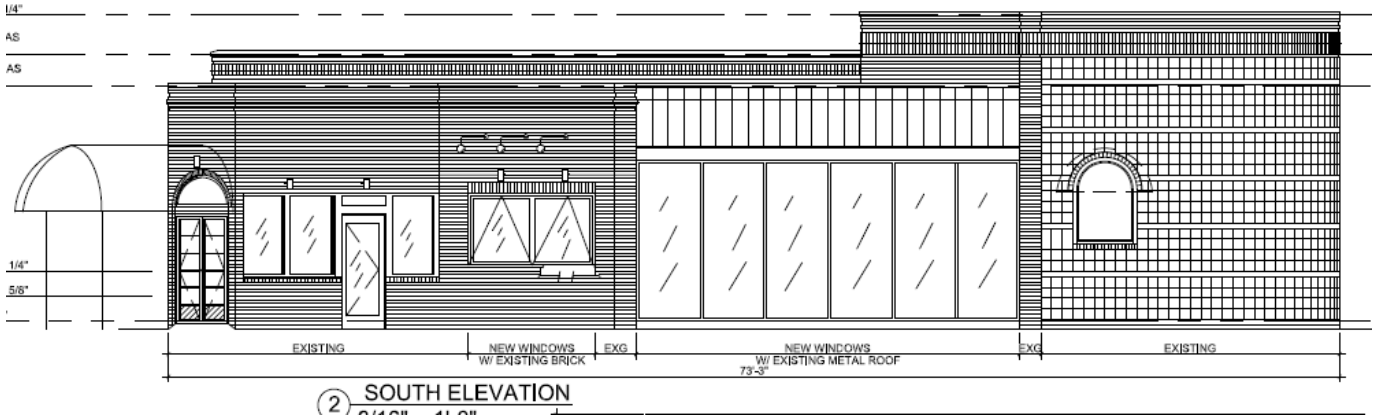
Façade modifications fully comply with the requirements of the PD

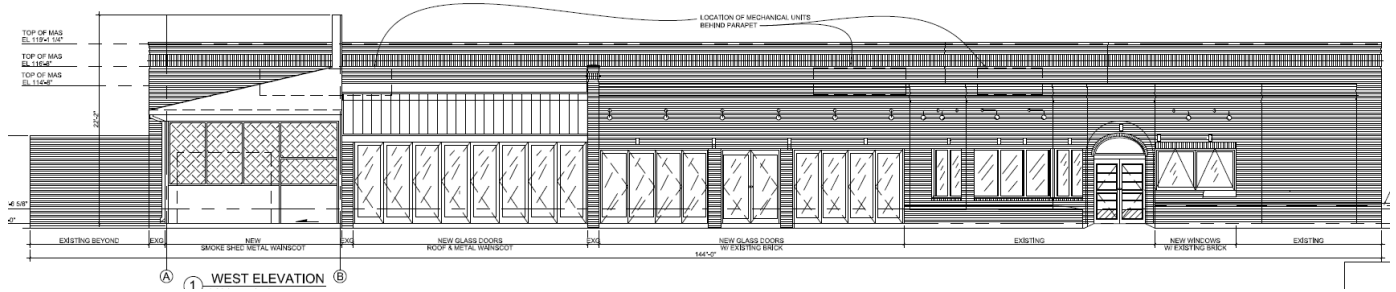
Case 1823-Z 4525 Belt Line Road

RECOMMENDATION:

Staff recommends **approval of the request, subject to the following condition**:

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





March 11, 2021

STAFF REPORT

RE:	1823-Z/4525 Belt Line Road
LOCATION:	4525 Belt Line Road
REQUEST:	To amend existing Planned Development district 089-015, providing for modified uses, and approve a Special Use Permit for a brewpub and restaurant with the sale of alcoholic beverages for on-premises consumption only.
APPLICANT:	Clint C. Norton, Oak'd Addison, LLC

DISCUSSION:

Background: This request is specific to the 1.75 acre property located at 4525 Belt Line Road, which is part of a larger Planned Development (PD) District, through Ordinance 089-015, encompassing approximately 11.66 acres of land located between Arapaho Road and Belt Line Road, just West of the Beltway Drive intersection. The property currently houses a vacant restaurant building, formerly occupied by Chamberlain's Fish Market.

The applicant, Oak'd Handcrafted BBQ and Brewery, is a new local concept, with one location currently operating off of Greenville Avenue in Dallas. The restaurant and brewpub focuses on craft BBQ options of prime and Wagyu smoked meats, as well as four types of craft beer selections brewed onsite.

The applicant is proposing a new restaurant with an expanded patio and a small brewery component, classifying this space as a brewpub. Brewpubs are allowed in PD districts, where they are explicitly called out as an allowed use, through a Special Use Permit (SUP). Since the existing PD does not state that a brewpub is an allowed use, the proposed concept requires amending the existing PD District to provide for modified uses, as well as a new SUP.

It should be noted that while the Town's definition of a brewpub allows for off-premises consumption, the on-premises consumption requirement will apply solely to the restaurant use. If the applicant failed to establish the brewpub use or if that use was abandoned in the future, sale of alcohol for off-premises consumption would not be permitted.

Proposed Plan: The applicant is requesting to amend the existing PD District 089-015 to include brewpub as an allowed use through an SUP only within the 1.75 acre property addressed as 4525 Belt Line Road. The applicant is also requesting approval of a new brewpub and restaurant, with the sale of alcoholic beverages for on-premises consumption only, exclusively applying to the restaurant use. The proposal includes a total floor area of 10,088 square feet, consisting of 6,647

square feet of interior building, 600 square feet of open-air smoke shed, and a total patio area of 2,841 square feet.

The floor plan shows that a majority of the existing floor plan will remain the same, with the exception of the open-air smoke shed, patio expansion, bar reconfiguration, and the addition of a small brewery component.

Parking: PD Ordinance 089-015 requires a parking ratio of 1 space per 70 square feet of floor area for free standing restaurants, requiring a total of 144 parking spaces. The overall site plan complies with these minimum parking requirements by providing 154 parking spaces on site.

Exterior Facades. Façade plans show that the majority of the existing brick elevations will remain unchanged, except for additional glazing on the west and south facades, and a new metal wainscot around the smoke shed. PD Ordinance 089-015 requires at least 80% masonry on all exterior facades, and front and side walls of brick or stone veneer. All facades exceed these requirements.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they undergo a zoning process. The landscape plans have been reviewed for compliance with the Landscape Ordinance. The site currently has 12.5% landscape coverage, out of the required 20%, and the plans show an increase of landscape coverage to 13.2%. Instead of full landscape compliance, the applicant is proposing to fully comply with the Master Transportation Plan (MTP) sidewalk improvements by replacing the existing five-foot sidewalk with a new eight-foot sidewalk and associated landscape improvements. While the landscape plans do not fully meet the 20% landscape coverage requirement, the proposed improvements move the site closer to compliance while balancing the financial feasibility of providing desired sidewalk improvements along Belt Line Road.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties develop, redevelop, or go through the zoning process, compliance with the MTP should occur, where feasible. The Belt Line Road corridor standards call for an eight-foot parkway buffer from the road, an eight-foot sidewalk, and at least a four-foot landscape buffer. The applicant is proposing to make the necessary sidewalk improvements to meet the MTP requirements.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Oak'd Handcrafted BBQ and Brewery is a new concept providing craft BBQ and craft beers in a laidback atmosphere, offering an expansive outdoor patio experience. Chamberlain's Fish Market did well in this location for many years, only closing its doors as a result of the COVID-19 pandemic. With the significant patio expansion, this new concept should provide a relaxed atmosphere while still offering enough visibility to help activate this segment of Belt Line Road.

Staff recommends approval of the request, subject to the following conditions:

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

Case 1823-Z/4525 Belt Line Road

March 16, 2021

COMMISSION FINDINGS:

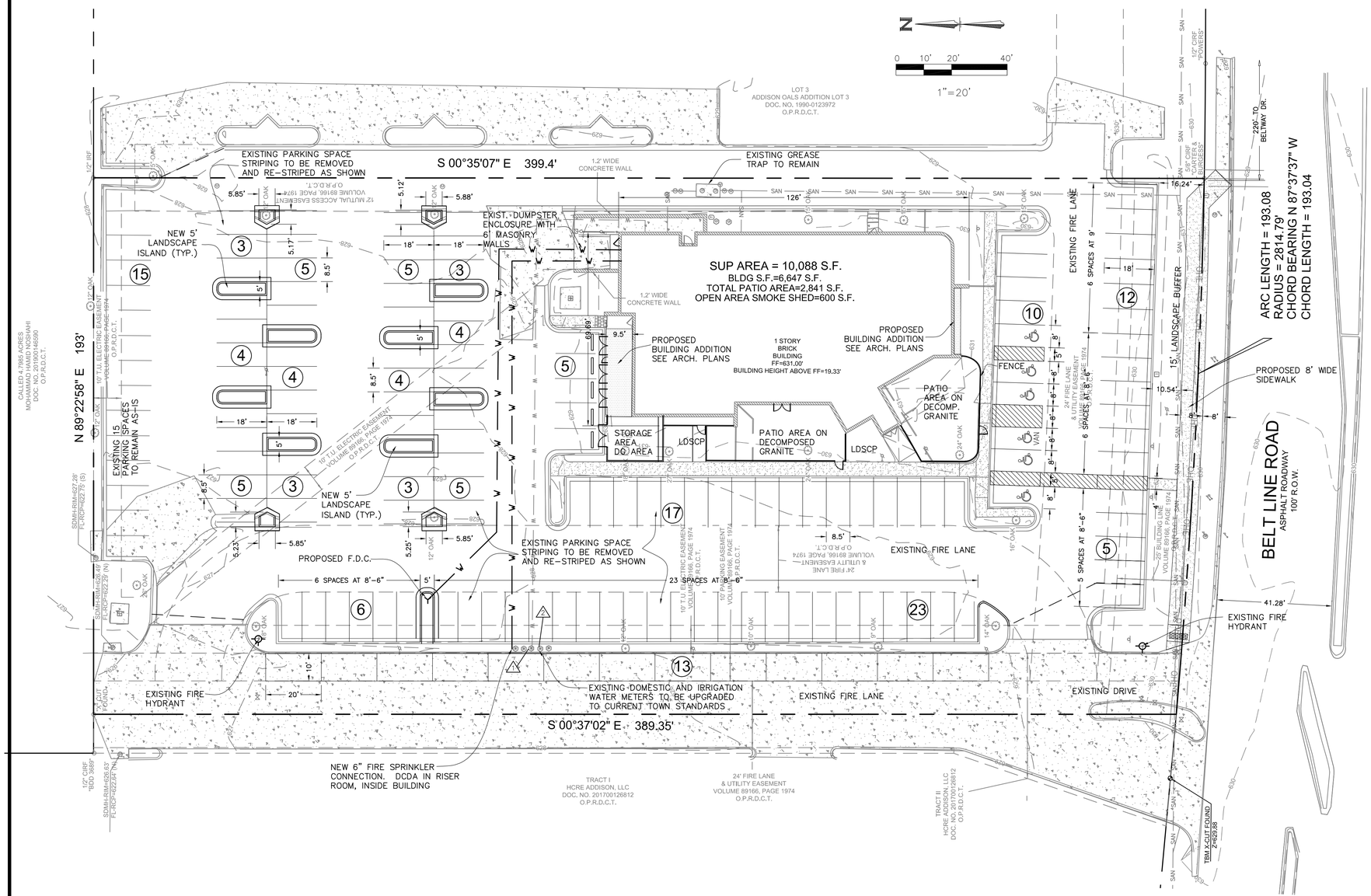
The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 4525 Belt Line Road, currently zoned Planned Development (PD), through Ordinance 089-015, by amending the permitted uses and approving a Special Use Permit for a brewpub and restaurant, with the sale of alcoholic beverages for on-premises consumption only, specific to the restaurant component, subject to the following condition:

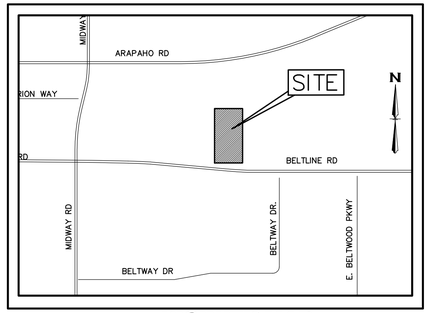
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none





VICINITY MAP
N.T.S.

SITE SUMMARY

ZONING	PD
PROPOSED USE	RESTAURANT AND BREWERY
BUILDING	
BLDG S.F.	6,647 S.F.
BACK PORCH PATIO	1,516 S.F.
BAR PATIO	1,325 S.F.
SMOKE SHED	600 S.F.
TOTAL BLDG S.F. W/PATIO'S	10,088 S.F.
BUILDING HEIGHT	1 STORY – 20'
TOTAL LOT AREA	76,286 S.F.
TOTAL ACREAGE	1.75 AC
IMPERVIOUS AREA	66,224 S.F.
% IMPERVIOUS	86.8%
EXISTING OPEN SPACE	9,583 S.F.
LANDSCAPE/OPEN SPACE AREA	10,062 S.F.
% LANDSCAPE AREA	13.2%

PARKING SUMMARY

PARKING REQUIRED 1/70 S.F.	144 SPACES
PARKING PROVIDED	141 SPACES
PARKING PROVIDED (IN ESMT)	13 SPACES
TOTAL PARKING PROVIDED	154 SPACES
H/C PARKING REQUIRED	6 SPACES
H/C PARKING PROVIDED	6 SPACES

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOWN OF ADDISON SITE PLAN NOTES:

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

SITE LEGEND (PROPOSED):

- PROPERTY LINE
- (10) PROPOSED PARKING STALLS (RESTRIPING ONLY)
- T EXISTING TRANFORMER
- EXISTING SIGNAGE
- EXISTING CONCRETE PAVING
- SIDEWALK SEE ARCH PLANS FOR SIDEWALK AROUND BLDG
- NEW CURB AND GUTTER

WATER METER TABLE:

METER	SIZE	USE AND DESCRIPTION
1	2"	EXISTING DOMESTIC WATER METER
2	1-1/2"	EXISTING IRRIGATION WATER METER
	6"	NEW FIRE SPRINKLER LINE

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES

SUP SITE PLAN FOR OAK'D BBQ
LOT 2, BLOCK A OF THE ADDISON OAKS ADDITION, VOL 89166, PG 1974, MRDCT

ACTION
APPROVED DENIED
STAFF Date Initials
COUNCIL Date Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
P L A N N I N G
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER PROPERTY OWNER
OAK'D MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Coshocton Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@oakdbbq.com

BARNETT/ADDISON LTD.
ELLIOT B. BARNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-9515
Email:
ebarnett@tharvestpartners.net

OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL

REVISIONS

No	Description	Date

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

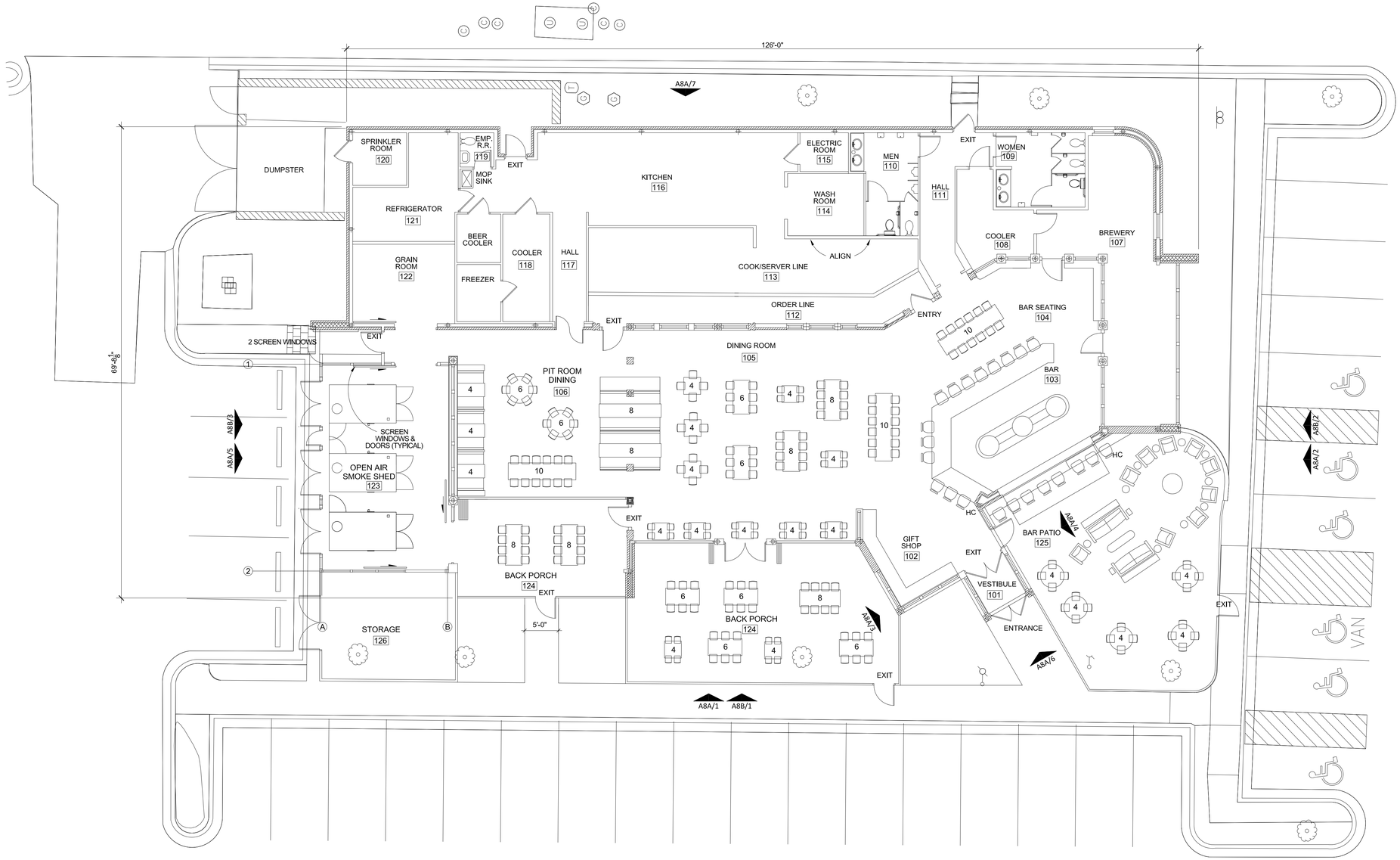
Town of Addison Project Number 1823-Z

Engineer Information:
The Bousquet Group, LLC
5104 Connors Dr.
Flower Mound, TX
75028
972.207.8077
Texas Firm No. F-8942

ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

SHEET TITLE
S.U.P. SITE PLAN

SHEET NO.
C-3.0



SEATING COUNT

AREA	TOTAL SEATS
DINING ROOM	94
PIT ROOM DINING	34
BAR SEATING	10
BAR	13
SUB TOTAL	151
BACK PORCH	56
BAR PATIO	28
LOUNGE CHAIRS	9
LOUNGES	2
SUB TOTAL	95
GRAND TOTAL	246

TRUE NORTH

1 FLOOR PLAN
1/8" = 1'-0"

0 5' 10' 20'

BRIEF DESCRIPTION TO THE PROPOSED RESTAURANT OPERATION AND BACKGROUND.

OAK'D ADDISON IS THE SECOND RESTAURANT FOR THE OAK'D MANAGEMENT GROUP, LLC.
OAK'D RESTAURANT WILL FEATURE INDOOR AND OUTDOOR DINING AS WELL AS OPERATING A SMALL BREWERY FOR ONSITE CONSUMPTION ONLY.

NOTES:
ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.

BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.

ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING IMSPECTION DIVISION APPROVAL.

SQUARE FOOTAGE TABLE

OAK'D BBQ	AREA
INTERIOR	5772 SF
BAR/BAR SEATING	875 SF
PATIO	2,841 SF
OPEN AIR SMOKE SHED	600 SF
TOTAL S.F.	10,088 SF

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION
APPROVED DENIED
STAFF Date Initials
COUNCIL Date Initials
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ARCHITECT
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ARCHITECTURE INTERIOR DESIGN PLANNING
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DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
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OAK'D MANAGEMENT GROUP, LLC
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5814 Cookwater Cove
DALLAS, TEXAS 75252
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OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
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ISSUE FOR S.U.P. & RE-ZONING

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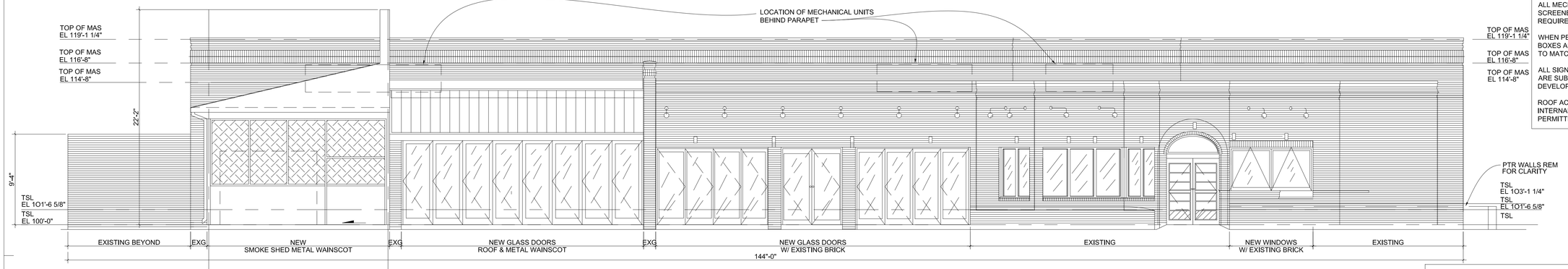
REVISIONS

No	Description	Date

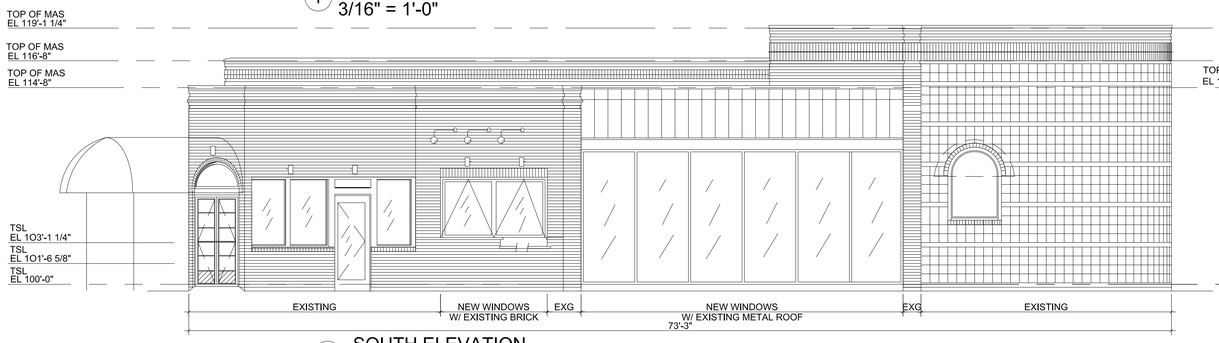
ISSUE DATE
FOR COUNCIL REVIEW
03/04/21

SHEET TITLE
RE-ZONING
S.U.P.
FLOOR PLAN

SHEET NO.
A-4A



1 WEST ELEVATION
3/16" = 1'-0"

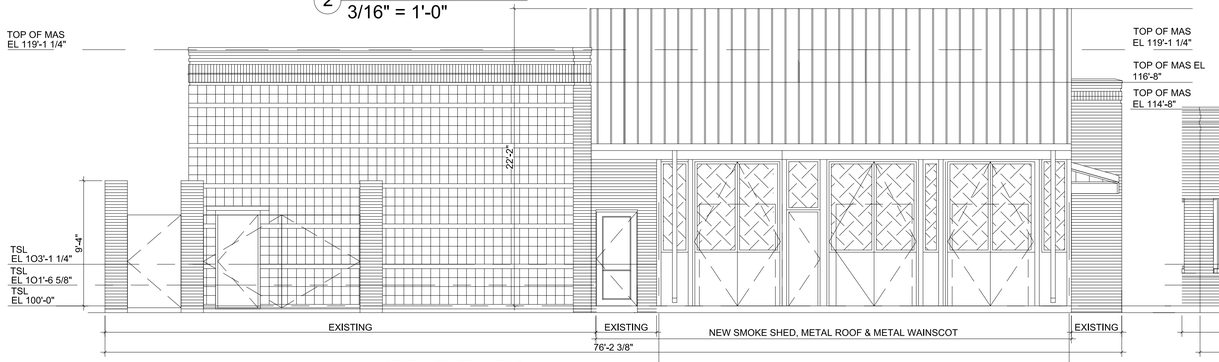


2 SOUTH ELEVATION
3/16" = 1'-0"

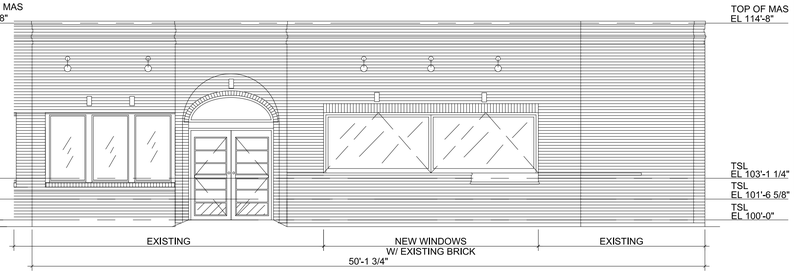


3 SOUTHWEST ENTRY
3/16" = 1'-0"

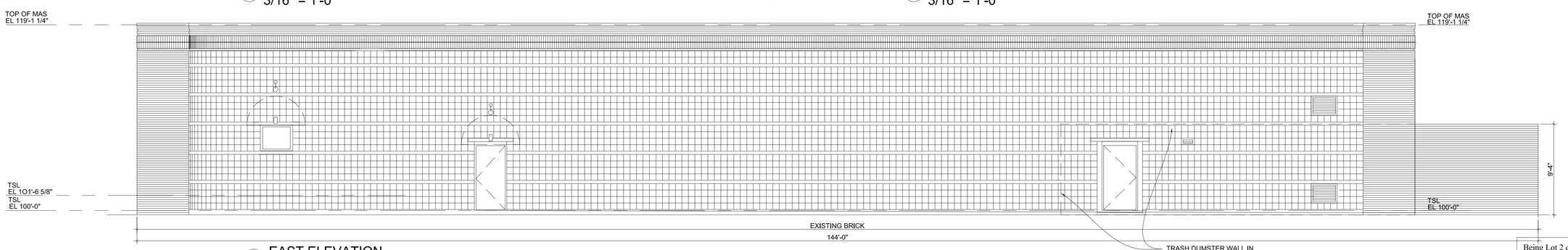
4 SOUTHEAST ENTRY
3/16" = 1'-0"



5 NORTH ELEVATION
3/16" = 1'-0"



6 SOUTHWEST ELEVATION
3/16" = 1'-0"



7 EAST ELEVATION
3/16" = 1'-0"

0 5' 10' 20'

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPEMENT 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 CHIEF BUILDING OFFICIAL.

OAK'D ADDISON MASONRY REQUIREMENTS

FRONT ELEVATION

Masonry	15,092 SF	94.49%
Glass Windows	180 SF	1.127%
Glass Doors	450 SF	2.817%
Open Air Screens	118 SF	0.739%
Smoke Shed Metal Wainscot	132 SF	0.826%
Total	15,972 SF	100%
Minus		
Glass Windows & Doors & Open Air Screens	748 SF	
Total Façade	15,224 SF	
Masonry 15,092 SF Divided By Total Façade	15,224 SF = 99.13 %	

RIGHT ELEVATION

Masonry	6,687.5 SF	95.6%
Glass Windows	292.5 SF	4.2%
Glass Doors	21 SF	0.2
Total	7,001 SF	100%
Minus		
Glass Windows & Doors	313.5 SF	
Total Façade	6,687.5 SF	
Masonry 6,687.5 SF Divided By Total Façade	7,001 SF = 95.52 %	

REAR ELEVATION

Masonry	14,354.5 SF	99.6%
Glass Window	7.5 SF	0.1
Metal Door	49 SF	0.3
Total	14,411 SF	100%
Minus		
Glass Window	7.5 SF	
Total Façade	14,403.5 SF	
Masonry 14,354.5 SF Divided By Total Façade	14,403.5 SF = 99.65 %	

LEFT ELEVATION

Masonry	3,684 SF	86.5%
Glass Doors	21 SF	0.1%
Metal Door	21 SF	0.1%
Smoke Shed Metal Man Door	15 SF	0.075%
Open Air Screens	160 SF	3.8%
Smoke Shed Metal Wainscot	160 SF	3.8%
Smoke Shed Sign Band	198 SF	4.6%
Total	4,259 SF	100%
Minus		
Glass Door & Open Air Screens	181 SF	
Total Façade	4,078 SF	
Masonry 3,684 SF Divided By Total Façade	4,078 SF = 90.33 %	
Total Building Masonry Requirement		96.15 %

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION

APPROVED DENIED

STAFF _____ _____
Date Initials

COUNCIL _____ _____
Date Initials

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

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE INTERIOR DESIGN PLANNING
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
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DEVELOPER
OAK'D MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Cedwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
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OAK'D RESTAURANT RENOVATION

4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL

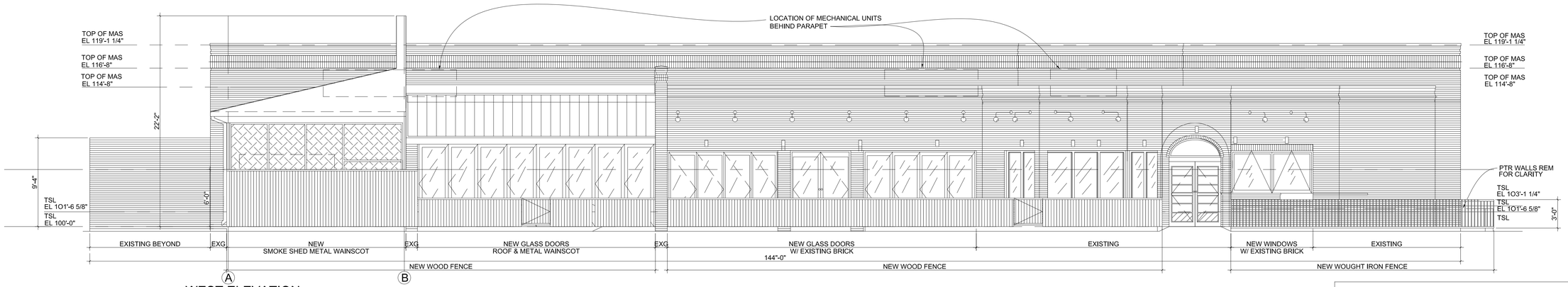
REVISIONS

No	Description	Date

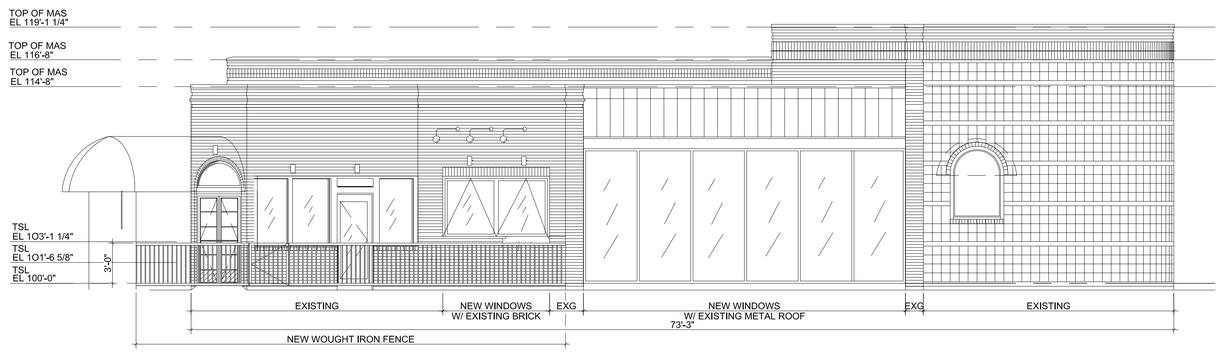
ISSUE DATE
FOR COUNCIL REVIEW
03/04/21

SHEET TITLE
RE-ZONING S.U.P. EXTERIOR ELEVATIONS

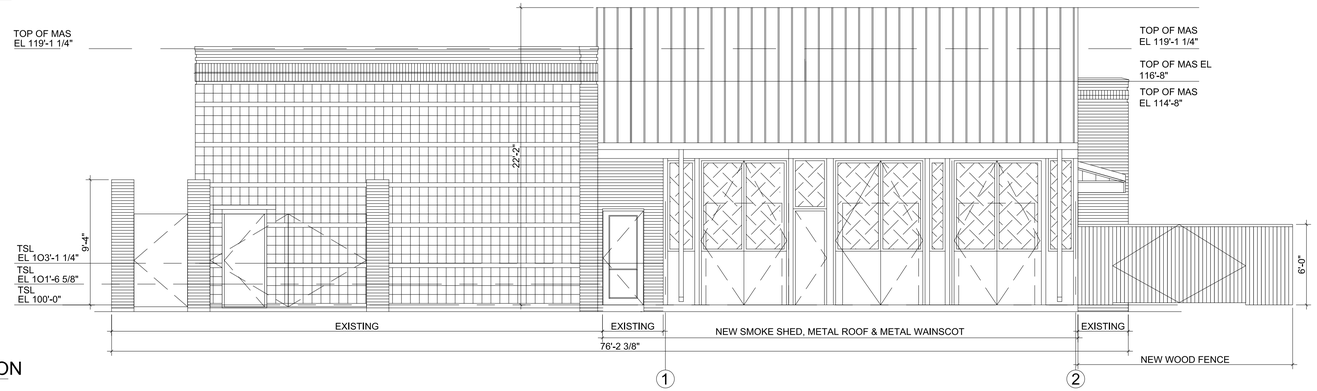
SHEET NO.
A-8A



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"

0 5' 10' 20'

OAK'D ADDISON
MASONRY REQUIREMENTS

FRONT ELEVATION

Masonry		15,092 SF	94.49%
Glass Windows		180 SF	1.127%
Glass Doors		450 SF	2.817%
Open Air Screens		118 SF	0.739%
Smoke Shed Metal	Wainscot	132 SF	0.826%
Total		15,972 SF	100%
Minus			
Glass Windows & Doors & Open Air Screens		748 SF	
Total Façade		15,224 SF	
Masonry 15,092 SF Divided By Total Façade		15,224 SF = 99.13 %	

RIGHT ELEVATION

Masonry		6,687.5 SF	95.6%
Glass Windows		292.5 SF	4.2%
Glass Doors		21 SF	0.2
Total		7,001 SF	100%
Minus			
Glass Windows & Doors		313.5 SF	
Total Façade		6,687.5 SF	
Masonry 6,687.5 SF Divided By Total Façade		7,001 SF = 95.52 %	

REAR ELEVATION

Masonry		14,354.5 SF	99.6%
Glass Window		7.5 SF	0.1
Metal Door		49 SF	0.3
Total		14,411 SF	100%
Minus			
Glass Window		7.5 SF	
Total Façade		14,403.5 SF	
Masonry 14,354.5 SF Divided By Total Façade		14,403.5 SF = 99.65 %	

LEFT ELEVATION

Masonry		3,684 SF	86.5%
Glass Doors		21 SF	0.1%
Metal Door		21 SF	0.1%
Smoke Shed Metal Man Door		15 SF	0.075%
Open Air Screens		160 SF	3.8%
Smoke Shed Metal	Wainscot	160 SF	3.8%
Smoke Shed Sign Band		198 SF	4.6%
Total		4,259 SF	100%
Minus			
Glass Door & Open Air Screens		181 SF	
Total Façade		4,078 SF	
Masonry 3,684 SF Divided By Total Façade		4,078 SF = 90.33 %	
Total Building Masonry Requirement			96.15 %

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPEMENT 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 CHIEF BUILDING OFFICIAL.

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION

APPROVED DENIED

STAFF _____ _____
Date Initials

COUNCIL _____ _____
Date Initials

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

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
PLANNING
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER
OAK'D MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Cowleaton Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@oakdbbq.com

PROPERTY OWNER
BARNETT/ADDISON LTD.
ELLIOT S. BARNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-3515
Email:
ebarnett@harvestpartners.net

OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

OAK'D BBQ HANDCRAFTED

SEAL

ISSUE FOR S.U.P. & RE-ZONING

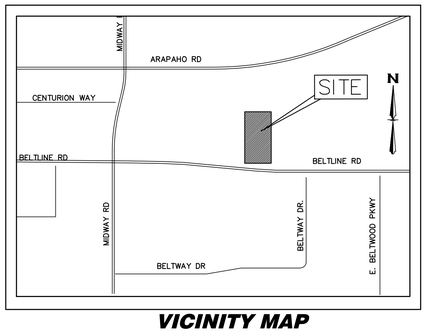
REVISIONS

No	Description	Date

ISSUE DATE
FOR COUNCIL REVIEW
03/04/21

SHEET TITLE
RE-ZONING S.U.P.
EXTERIOR
ELEVATIONS

SHEET NO.
A-8B



VICINITY MAP
N.T.S.

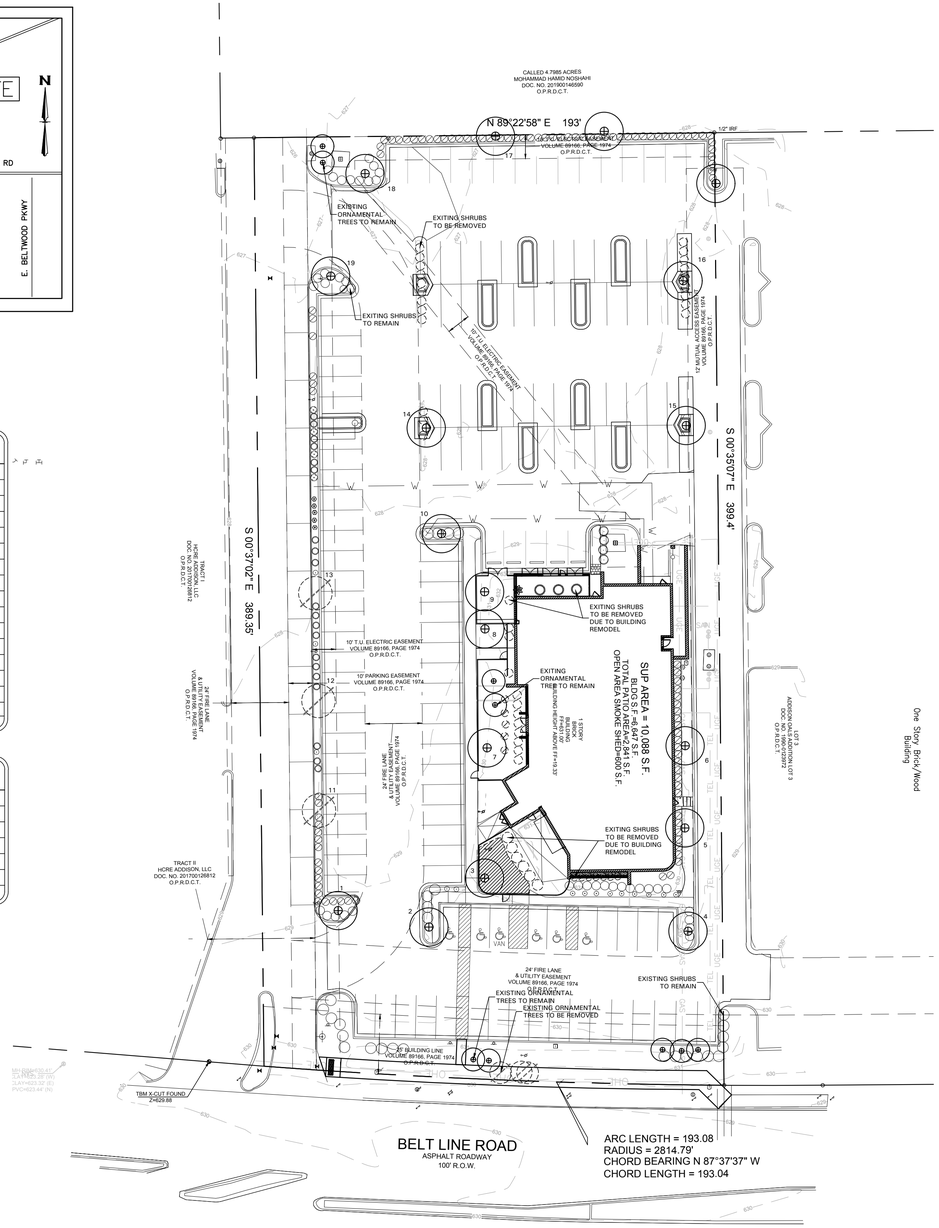
SITE SUMMARY	
ZONING	PD
PROPOSED USE	RESTAURANT AND BREWERY
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BACK PORCH PATIO	1,516 S.F.
BAR PATIO	1,325 S.F.
TOTAL BLDG S.F. W/PATIO'S	9,488 S.F.
BUILDING HEIGHT	1 STORY – 20'
TOTAL LOT AREA	76,286 S.F.
TOTAL ACREAGE	1.75 AC
IMPERVIOUS AREA	66,224 S.F.
% IMPERVIOUS	86.8%
LANDSCAPE/OPEN SPACE AREA	10,062 S.F.
% LANDSCAPE AREA	13.2%

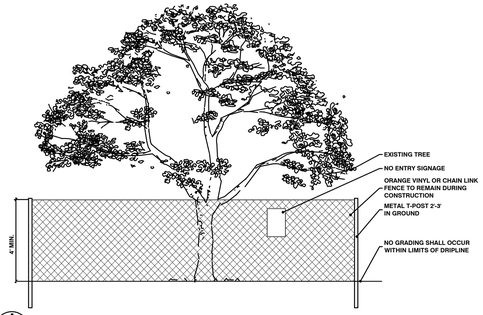
PARKING SUMMARY	
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PARKING PROVIDED (IN ESMT)	13 SPACES
TOTAL PARKING PROVIDED	154 SPACES
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NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

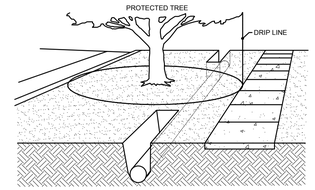
TOWN OF ADDISON SITE PLAN NOTES:

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2. OPEN STORAGE WHERE PERMITTED SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND AREA SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

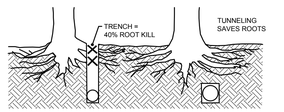




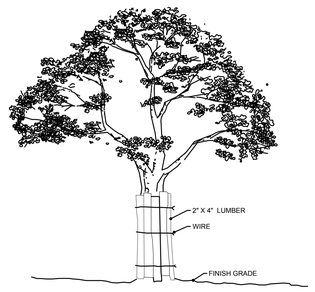
1 TREE PROTECTION FENCING
N.T.S.



BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: 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.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	14	OAK	TO REMAIN	
2	16	OAK	TO REMAIN	
3	24	OAK	TO REMAIN	
4	15	OAK	TO REMAIN	
5	15	OAK	TO REMAIN	
6	15	OAK	TO REMAIN	
7	24	OAK	TO REMAIN	
8	27	OAK	TO REMAIN	
9	18	OAK	TO REMAIN	
10	12	OAK	TO REMAIN	
11	9	BRADFORD PEAR	TO BE REMOVED	POOR CONDITION
12	10	BRADFORD PEAR	TO BE REMOVED	POOR CONDITION
13	12	BRADFORD PEAR	TO BE REMOVED	POOR CONDITION
14	12	OAK	TO REMAIN	
15	12	OAK	TO REMAIN	
16	12	OAK	TO REMAIN	
17	12	OAK	TO REMAIN	
18	26	OAK	TO REMAIN	
19	18	OAK	TO REMAIN	
TOTAL ON SITE				303
TOTAL TO BE REMOVED				31

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION
APPROVED DENIED
STAFF ____ ____
Date Initials
COUNCIL ____ ____
Date Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
PLANNING
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER
OAK'D MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Coolwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@oakdbbq.com

PROPERTY OWNER
BARNETT/ADDISON LTD.
ELLIOT B. BARNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-3515
Email: ebarnett@harvestpartners.net

OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL
AMANDA W. RICHARDSON
REGISTERED LANDSCAPE ARCHITECT
2754
STATE OF TEXAS

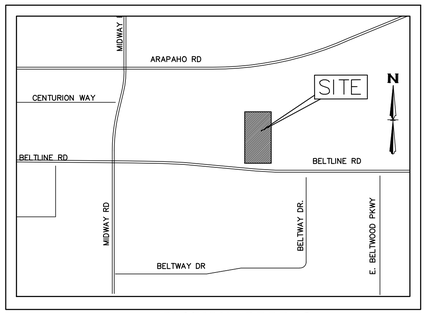
REVISIONS

No	Description	Date

ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NO.
L-1.1



VICINITY MAP
N.T.S.

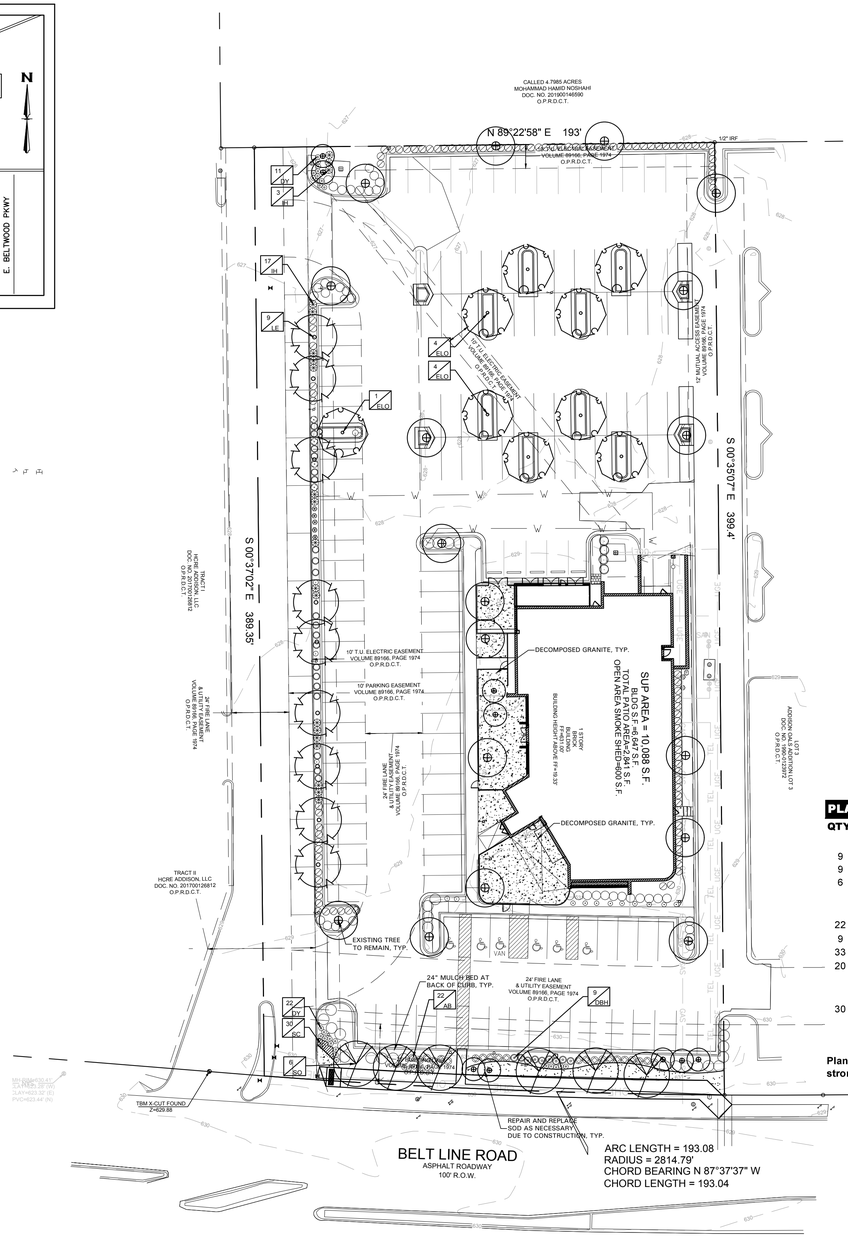
SITE SUMMARY	
ZONING	PD
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TOTAL LOT AREA	76,286 S.F.
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% IMPERVIOUS	86.8%
LANDSCAPE/OPEN SPACE AREA	10,062 S.F.
% LANDSCAPE AREA	13.2%

PARKING SUMMARY	
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PARKING PROVIDED	141 SPACES
PARKING PROVIDED (IN ESMT)	13 SPACES
TOTAL PARKING PROVIDED	154 SPACES
H/C PARKING REQUIRED	6 SPACES
H/C PARKING PROVIDED	6 SPACES

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

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GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. 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.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. 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.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
9	ELO	Escarpment Live Oak	*Quercus fusiformis*	4" cal.	14' ht., 5' spread, matching
9	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 5' spread, matching
6	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 5' spread, matching
		SHRUBS			
22	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
9	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
33	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
20	IH	George Petite Indian Hawthorne	*Raphiolepsis x delacourii 'Georgia Petite'*	3 gal.	full, 18" spread, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
30	SC	Seasonal Color		4" pots	full, 9" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for ADDISON, TEXAS

SITE LANDSCAPE

1. 20% of the total site are to be landscaped

Total Site Area: 76,286 s.f.

REQUIRED	PROVIDED
15,257 s.f. (20%)	previous s.f. (9,583 s.f.) **current s.f. (10,062 s.f.)**

STREET LANDSCAPE BUFFER

1. A 20' landscape buffer is required along public street
2. 1 shade tree, 4 inches in caliper, is required per ever 30 linear feet of street frontage (no tree shall be within 36" of paved parking area)
3. Evergreen shrubs shall be planted 3 to 3.5' on center depending on species

Belt Line Road Frontage - 193 l.f.

REQUIRED	PROVIDED
20' buffer	20' buffer
6 shade trees, 4" cal.	6 shade trees, 4" cal.
55 shrubs	16 existing shrubs; 43 proposed shrubs

PARKING LOT SCREENING

1. Screening must be provided for all surface parking lots from adjacent roadways.

REQUIRED	PROVIDED
screening	screening

PARKING LOT PERIMETER LANDSCAPE

1. 5' wide landscape strip shall be provided
2. One 4" cal. Tree shall be provided for each 35 l.f. of perimeter and one shrub planted for every 3-3.5' on center.

Perimeter: 389 l.f.

REQUIRED	PROVIDED
5' buffer	3' buffer
11 shade trees, 4" cal.	9 proposed shade trees, 4" cal.; 2 existing trees
111 shrubs	70 existing shrubs, 41 proposed shrubs

PARKING LOT INTERIOR LANDSCAPE

1. 5% of the interior parking lot to be landscaped.
2. One shade tree for each 10 spaces.

Parking area: 40,612 s.f.
Parking Spaces: 154

REQUIRED	PROVIDED
2,030 s.f. (5%)	2,683 (6.6%)
15 shade trees, 4" cal.	7 existing trees; 9 proposed trees, 4" cal.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION
APPROVED DENIED
STAFF _____ _____
Date Initials
COUNCIL _____ _____
Date Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
PLANNING
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER
OAK'D MANAGEMENT GROUP, LLC
CUNT NORTON
5814 Coolwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: cbnt@sadbbq.com

PROPERTY OWNER
BARNETT/ADDISON LTD.
ELLIOT B. BANNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-3515
Email: ebarnett@harvestpartners.net

RESTAURANT RENOVATION
OAK'D
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL
REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

REVISIONS

No	Description	Date

ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-1.2

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE
B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27' OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.
M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER OCCURS SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY NO LONGER MEETS DESIGN INTENT SHALL BE SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSTERED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION
   1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
B. DELIVERY
   1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
   2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE
   3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
   4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
   5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
   6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
   7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
   8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NORMAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NORMAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND RE-PLACED WITH ACCEPTABLE SPECIMENS.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.
M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY - BETWEEN 7-27 %
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEVATER, TEXAS, OR PREMIXED BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER'S REPRESENTATIVE.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE IUSE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

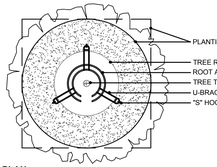
3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY WATERED BEFORE REMOVING CONTAINERS.
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LINES FOR STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

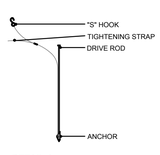
3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE ORGANIZED SO THAT THEY TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT THE END OF EACH WORK DAY.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

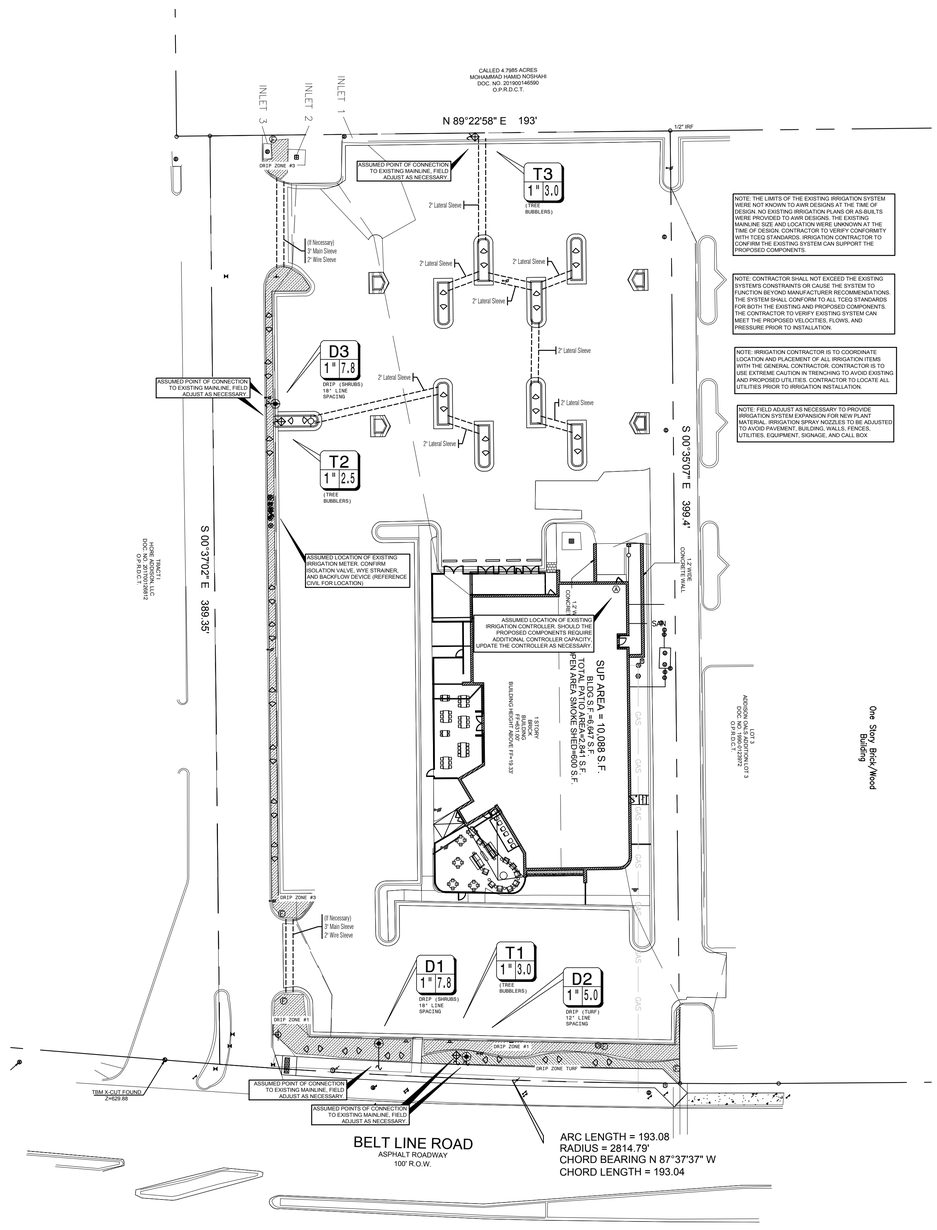


PLAN



DETAIL A

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 An



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. 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.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3') FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. 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.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
10. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
11. UPDATE EXISTING IRRIGATION SYSTEM AUTOMATIC CONTROLLER CAPACITY AS NEEDED. INSTALL RAIN AND FREEZE SENSORS IF NECESSARY.
12. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-25 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
13. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
14. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. DRIP TUBING SHALL BE SPACED 12" APART IN TURF AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
15. TREE BUBBLERS SHALL BE HUNTER FULL-CIRCLE BUBBLERS WITH PROS-06-PRS30 WITH PCN MODEL 25 NOZZLES.
16. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

IRRIGATION LEGEND			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
	TREE ROOT BUBBLER SYSTEM	HUNTER	RZWS-18-25
	REMOTE CONTROL VALVE	HUNTER	ICV
	FIELD VERIFY EXISTING BACKFLOW DEVICE		
	FULL-CIRCLE BUBBLERS	HUNTER	PROS-06-PRS30 WITH PCN25 NOZZLES
	HDL DRIPLINE	HUNTER	HDL-06-12-CV
	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-25

IRRIGATION LEGEND			
SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION METER		
	EXISTING CONTROLLER		
	ISOLATION VALVE		
	LATERAL PIPING	REFER TO PLAN	CLASS 200 PVC
	MAINLINE PIPING	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS NECESSARY)
=======	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE		
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC		
D1 1" 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)		
	VALVE SIZE		
	GPM		

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION
APPROVED DENIED
STAFF _____ _____
Date Initials
COUNCIL _____ _____
Date Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
PLANNING
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER
OAKD MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Coolwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@saabdbq.com

PROPERTY OWNER
BARNETT/ADDISON LTD.
ELIJOT B. BANNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-3515
Email: ebarnett@harvestpartners.net

OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL
STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

REVISIONS

No	Description	Date

ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L-2.1

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

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

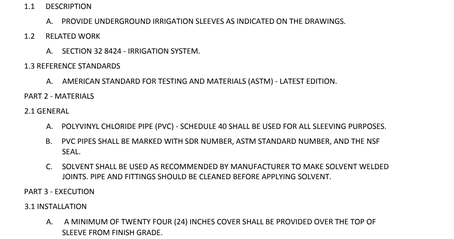
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

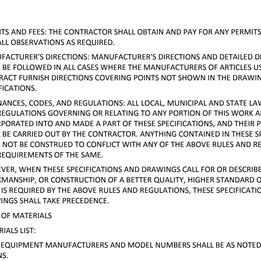
C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

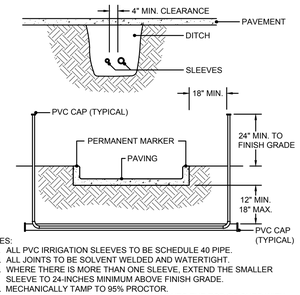
END OF SECTION



1 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.

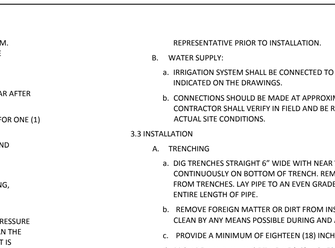


2 STANDARD VALVE BOXES
N.T.S.



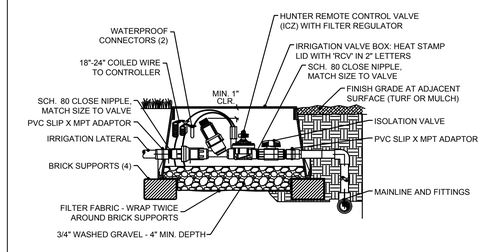
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

3 IRRIGATION PVC SLEEVES
N.T.S.

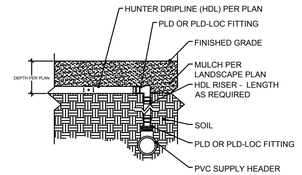


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

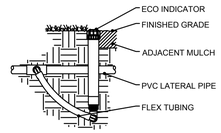
4 PIPE AND WIRING TRENCHING
N.T.S.



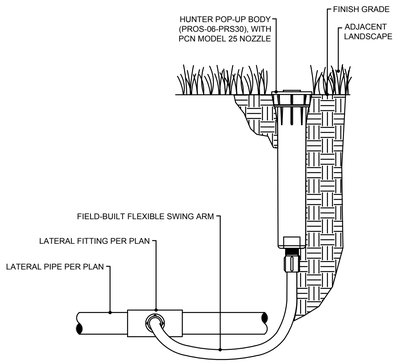
5 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.



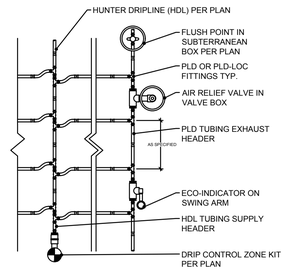
6 HUNTER DRIPLINE CONNECTION W/DRIPLINE AND ELBOW
N.T.S.



7 ECO INDICATOR- FLEX TUBING
N.T.S.



8 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER WITH HUNTER PROS-06-PRS30 WITH FLEX TUBING
N.T.S.



NOTE:
1. AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

9 HUNTER DRIPLINE- PLANTING BED CENTER FEED
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

ACTION

APPROVED DENIED

STAFF _____ _____
Date Initials

COUNCIL _____ _____
Date Initials

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

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
PLANNING
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER
OAKD MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Coolwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@eatdbbq.com

PROPERTY OWNER
BARNETT/ADDISON LTD.
ELLIOT B. BANNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-3515
Email: ebarnett@harvestpartners.net

OAK'D RESTAURANT RENOVATION

4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL

STATE OF TEXAS
AMANDA RICHARDSON
14033
LICENSED LANDSCAPE ARCHITECT

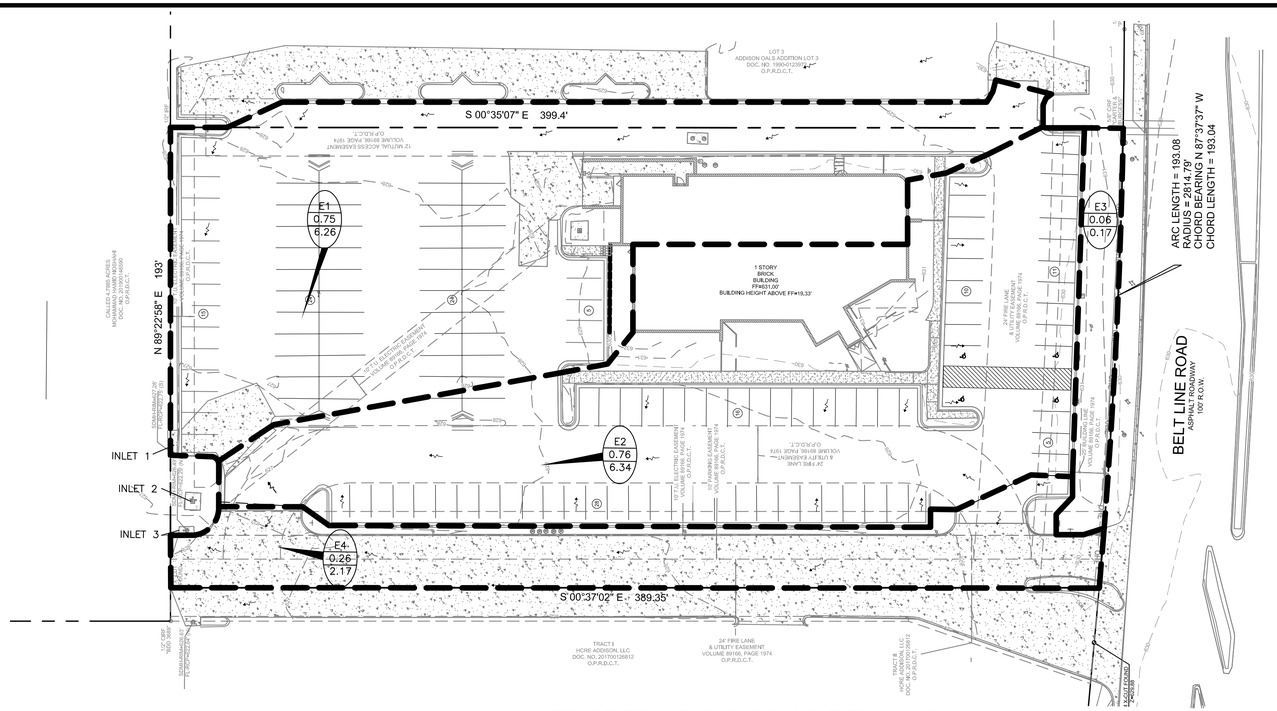
REVISIONS

No	Description	Date

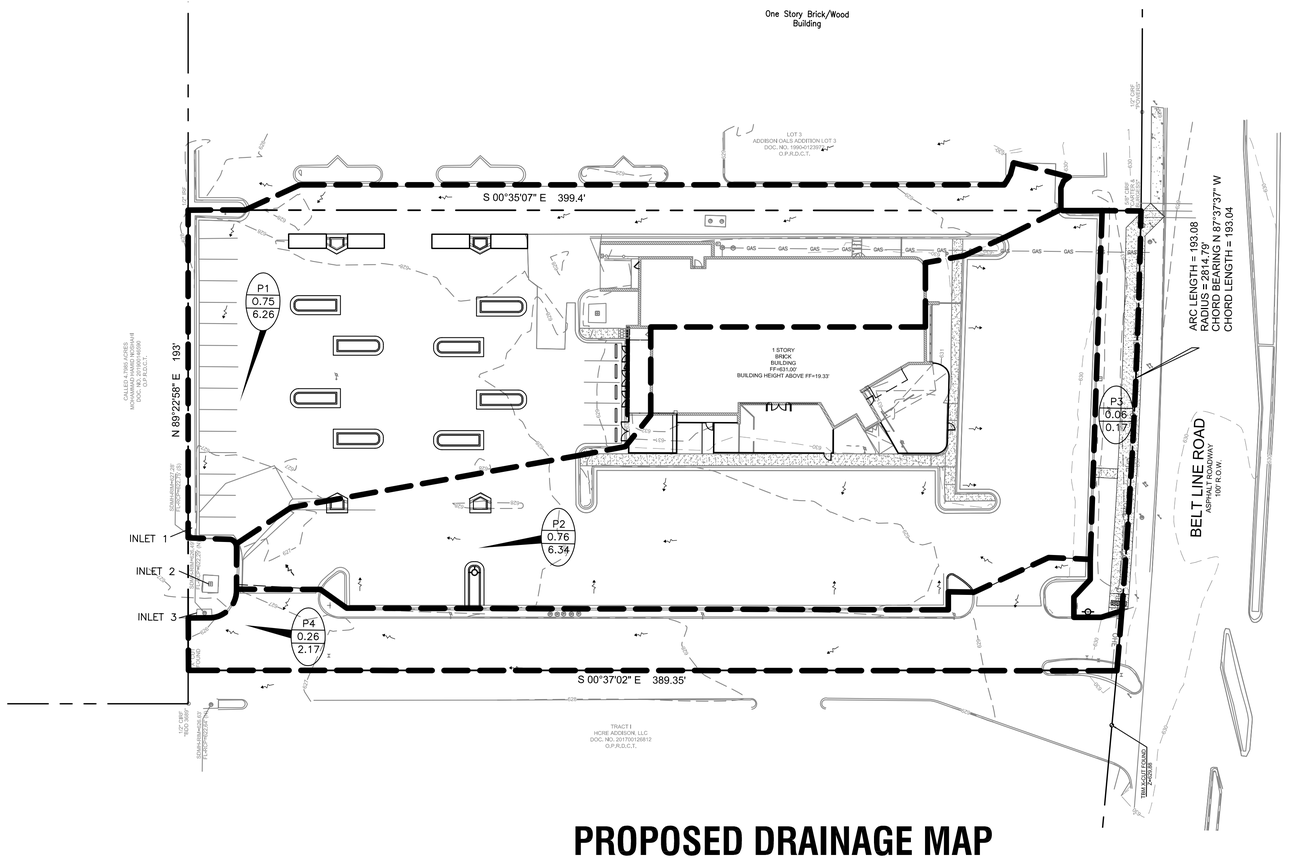
ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

SHEET TITLE
IRRIGATION SPECS AND DETAILS

SHEET NO.
L-2.2

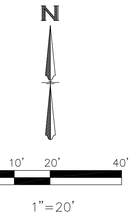


EXISTING DRAINAGE MAP

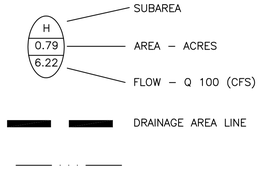


PROPOSED DRAINAGE MAP

TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377



DRAINAGE LEGEND:



DRAINAGE NOTES:

1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM SURVEY AS PROVIDED BY EAGLE SURVEYING.
4. THE SITE IS COMPLETELY DEVELOPED. OUR PROPOSED CONDITIONS ARE NOT CHANGED FROM THE EXISTING CONDITIONS. WE ARE NOT PROPOSING ANY NEW IMPERVIOUS AREAS. IN FACT WE ARE SLIGHTLY REDUCING THE AMOUNT OF IMPERVIOUS.

DRAINAGE SUMMARY
100 YR STORM

DRAINAGE AREA	AREA (AC)	Tc (MIN)	C-VALUE	I (100 yr) (in/hr)	Q (100 yr) (cfs)	REMARKS
E1 & P1	0.75	10	0.90	9.27	6.26	DRAINAGE TO INLET #1
E2 & P2	0.76	10	0.90	9.27	6.34	DRAINAGE TO INLET #2
E3 & P3	0.06	10	0.30	9.27	0.17	DRAINAGE TO BELTLINE ROAD
E4 & P4	0.26	10	0.90	9.27	2.17	DRAINAGE TO INLET #3

ACTION

APPROVED DENIED

STAFF _____ _____
Date Initials

COUNCIL _____ _____
Date Initials

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

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
P L A N N I N G
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER PROPERTY OWNER
OAK'D MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Coolwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@oakdbbq.com

BARNETT/ADDISON LTD.
ELLIOT B. BARNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-9515
Email:
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OAK'D RESTAURANT RENOVATION

4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

SEAL

REVISIONS

No	Description	Date

ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

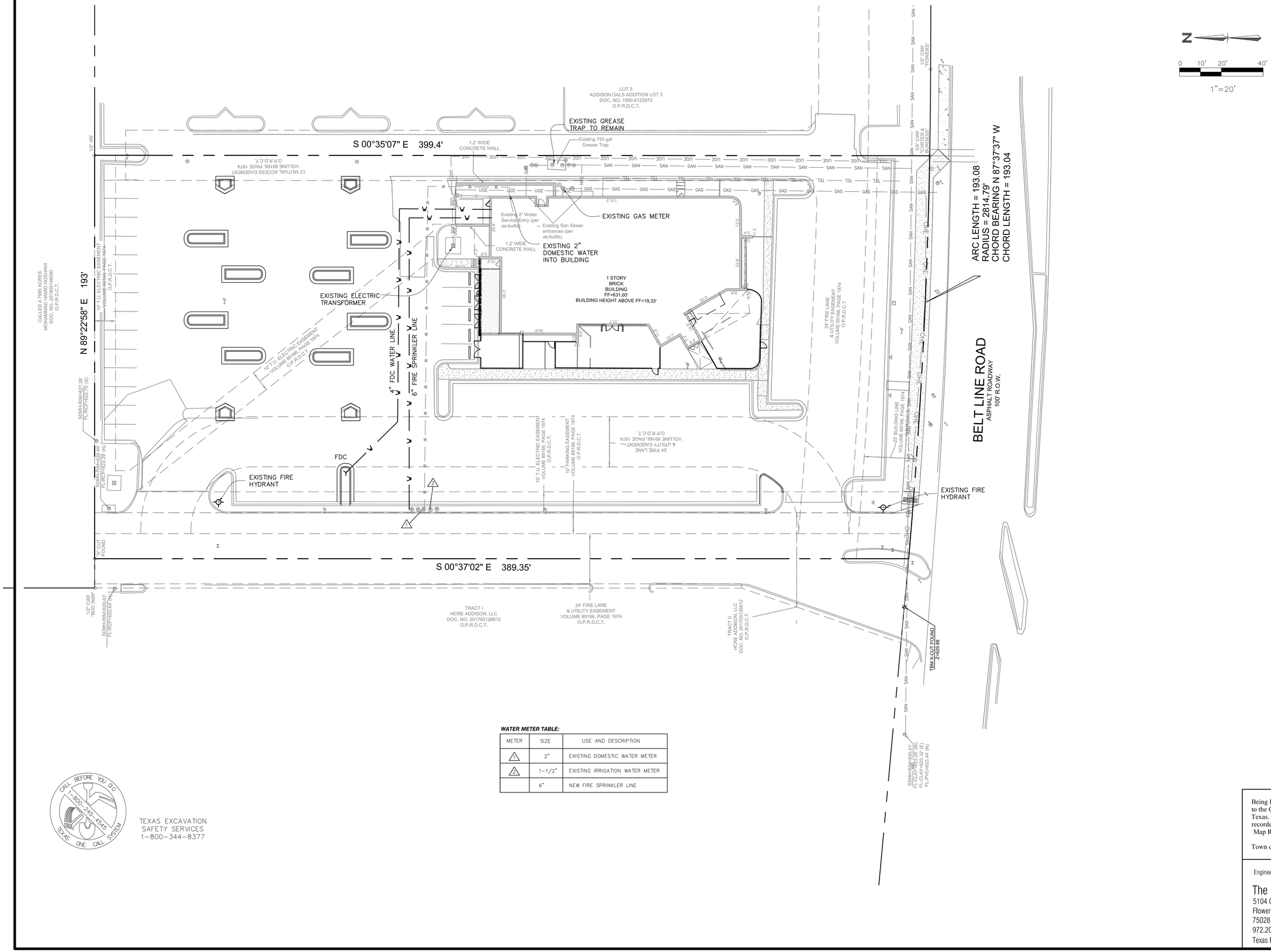
SHEET TITLE
DRAINAGE AREA MAP

SHEET NO.
C-5.1

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

Engineer Information:
The Bousquet Group, LLC
5104 Connors Dr.
Flower Mound, TX
75028
972.207.8077
Texas Firm No. F-8942



WATER METER TABLE:

METER	SIZE	USE AND DESCRIPTION
1	2"	EXISTING DOMESTIC WATER METER
2	1-1/2"	EXISTING IRRIGATION WATER METER
	6"	NEW FIRE SPRINKLER LINE

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

TEXAS EXCAVATION SAFETY SERVICES 1-800-344-8377

ACTION

APPROVED DENIED

STAFF _____ _____
Date Initials

COUNCIL _____ _____
Date Initials

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

ARCHITECT
KIRK & ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
P L A N N I N G
5931 GREENVILLE AVE #772
DALLAS, TEXAS 75206
PHONE 214-912-7642
kirkarch1@aol.com
www.kirkarchitecture.com

DEVELOPER PROPERTY OWNER

OAK'D MANAGEMENT GROUP, LLC
CLINT NORTON
5814 Coolwater Cove
DALLAS, TEXAS 75252
Cell: 214-546-9999
Email: clint@oakdbbq.com

BARNETT/ADDISON LTD.
ELLIOT B. BARNETT
3132 FOREST PARK BLVD.
FT. WORTH, TEXAS 75110
Cell: 214-393-9515
Email:
ebarnett@harvestpartners.net

OAK'D RESTAURANT RENOVATION

4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001

ISSUE FOR S.U.P. & RE-ZONING

OAK'D BBQ HANDCRAFTED

SEAL

REVISIONS

No	Description	Date

Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.

Town of Addison Project Number 1823-Z

Engineer Information:
The Bousquet Group, LLC
5104 Connors Dr.
Flower Mound, TX
75028
972.207.8077
Texas Firm No. F-8942

ISSUE DATE
FOR COUNCIL REVIEW
02/26/21

SHEET TITLE
UTILITY PLAN

SHEET NO.
C-6.0

Council Meeting **12.**

Meeting Date: 04/13/2021

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Development Plan for the Development of the First Phase of the Trinity Christian Academy Master Concept Plan, Including a Site Plan, Landscape Plan, Preliminary Utility and Drainage Plans, and Building Elevations for a New Middle School Building, in an Existing Planned Development District (PD), Through Ordinance O16-040, Located on Approximately 19.3 Acres Addressed as 17001 Addison Road.** Case 1824-Z/TCA Middle School Addition.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of a development plan for the development of the first phase of the Trinity Christian Academy Master Concept Plan, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations for a new middle school building, in an existing Planned Development District (PD), through Ordinance O16-040, located on approximately 19.3 acres addressed as 17001 Addison Road, subject to the following condition:

- The applicant shall provide the Town with a tree mitigation plan for consideration by the Planning and Zoning Commission and the City Council

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING: none.

Please refer to the attached staff report for additional details on this case.

RECOMMENDATION:

Administration recommends approval.

Attachments

1824-Z Ordinance

Presentation - Case 1824-Z
1824-Z Staff Report
1824-Z Plans

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR THE TRINITY CHRISTIAN ACADEMY MIDDLE SCHOOL ADDITION IN A PLANNED DEVELOPMENT ZONING DISTRICT (O16-040), CONTAINING 19.3 ACRES APPROXIMATELY LOACTED AT 17001 ADDISON ROAD; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the area generally known as the Trinity Christian Academy was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O16-040; and

WHEREAS, the PD requires development plan approval prior to the issuance of a building permit; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. The property shall be improved in accordance with the development plans which are attached hereto as **Exhibit A** and made hereof for all purposes.

SECTION 3. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13TH*** day of ***APRIL 2021*.**

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

Exhibit A

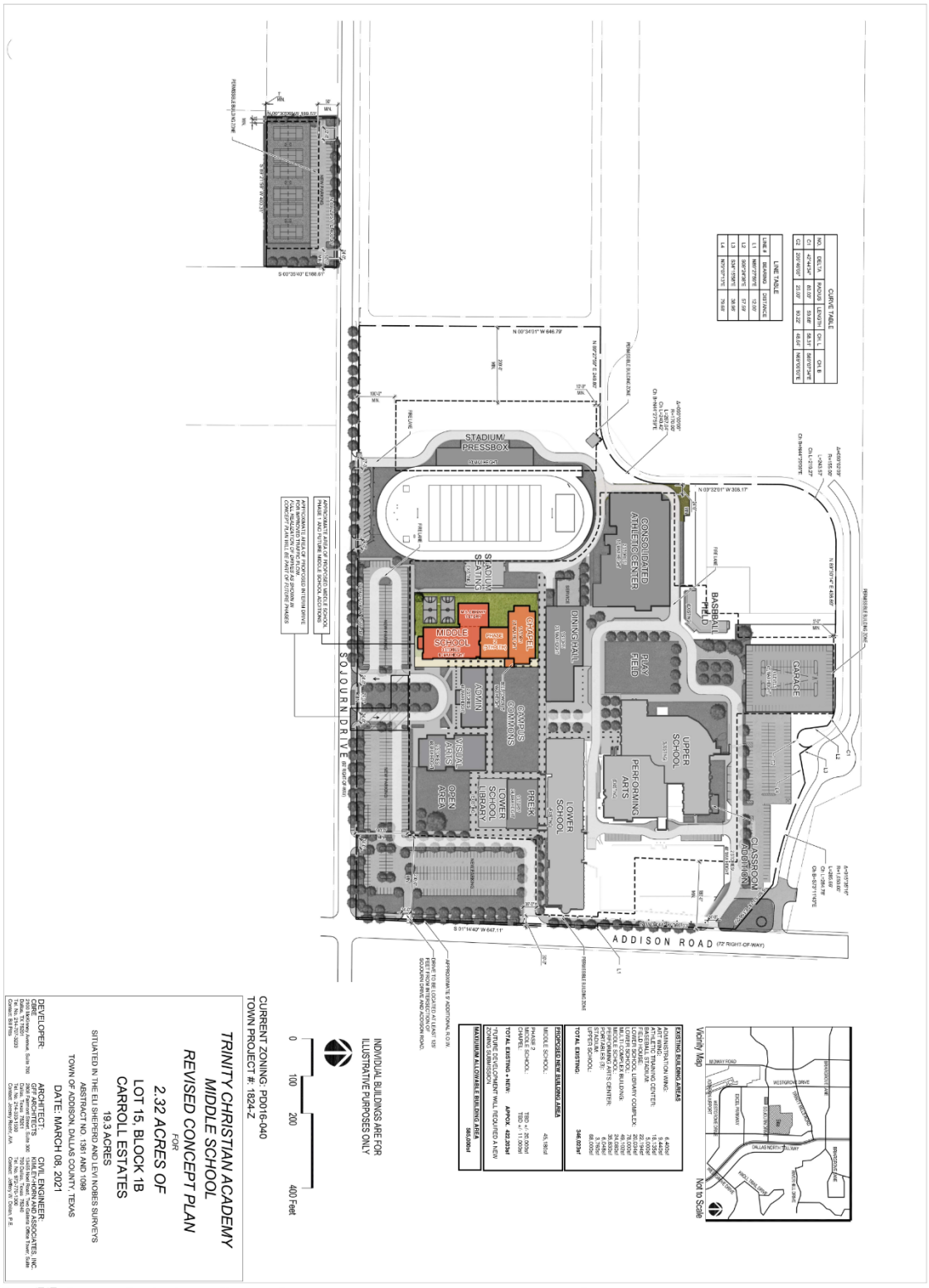

TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
REVISED CONCEPT PLAN
FOR
2.32 ACRES OF
LOT 1S, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 08, 2021
CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z
INDIVIDUAL BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
0 100 200 400 Feet
ADDISON ROAD (72' RIGHT-OF-WAY)
SOJOURN DRIVE
STADIUM/ PRESSBOX
CONSOLIDATED ATHLETIC CENTER
BASEBALL FIELD
PLAY FIELD
GARAGE
MIDDLE SCHOOL
PRIME A/C SYSTEMS
CHAPEL
DINING HALL
ADMIN
CAMPUS COMMONS
VISUAL ARTS
OPEN AREA
LOWER SCHOOL
CREEK
UPPER SCHOOL
PERFORMING ARTS
CLASSROOM ADDITION
EXISTING BUILDING AREAS
PROPOSED (NEW) BUILDING AREA
TOTAL EXISTING:
TOTAL EXISTING + NEW:
MAXIMUM ALLOWABLE BUILDING AREA
Vicinity Map
Not to Scale
DEVELOPER:
ARCHITECT:
CIVIL ENGINEER:
TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001
ARCHITECTS
Dallas | Fort Worth | Austin
REVISED CONCEPT PLAN
A2
© Copyright 2019

Exhibit A

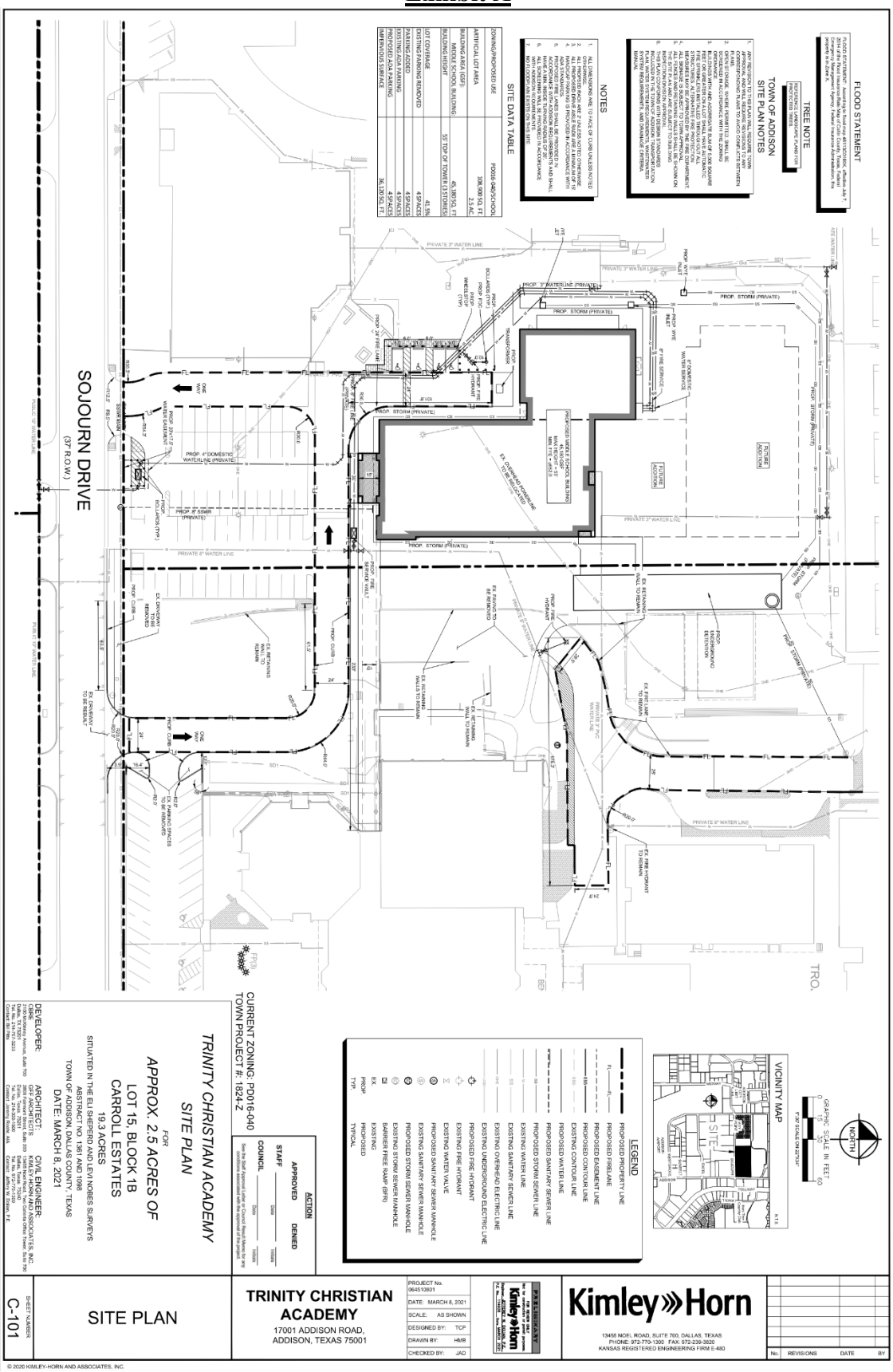

FLOOD STATEMENT
TREE NOTE
TOWN OF ADDISON SITE PLAN NOTES
SITE DATA TABLE
NOTES
SOJOURN DRIVE
(37' R.O.W.)
VICINITY MAP
LEGEND
PROPOSED PROPERTY LINE
PROPOSED EASEMENT LINE
PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UNDERGROUND ELECTRIC LINE
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE
PROPOSED STORM SEWER MANHOLE
EXISTING STORM SEWER MANHOLE
BARRIER FREE RAMP (BFR)
EXISTING
PROPOSED
TYPICAL
GRAPHIC SCALE IN FEET
1"=30' SCALE ON 22"x34"
NORTH
TRINITY CHRISTIAN ACADEMY
SITE PLAN
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021
CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z
ACTION
APPROVED
DENIED
STAFF
COUNCIL
DEVELOPER:
ARCHITECT:
CIVIL ENGINEER:
TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD, ADDISON, TEXAS 75001
PROJECT No. 064510801
DATE: MARCH 8, 2021
SCALE: AS SHOWN
DESIGNED BY: TCP
DRAWN BY: HMR
CHECKED BY: JAD
SITE PLAN
SHEET NUMBER
C-101
Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
KANSAS REGISTERED ENGINEERING FIRM E-480
No. REVISIONS DATE BY
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

Exhibit A

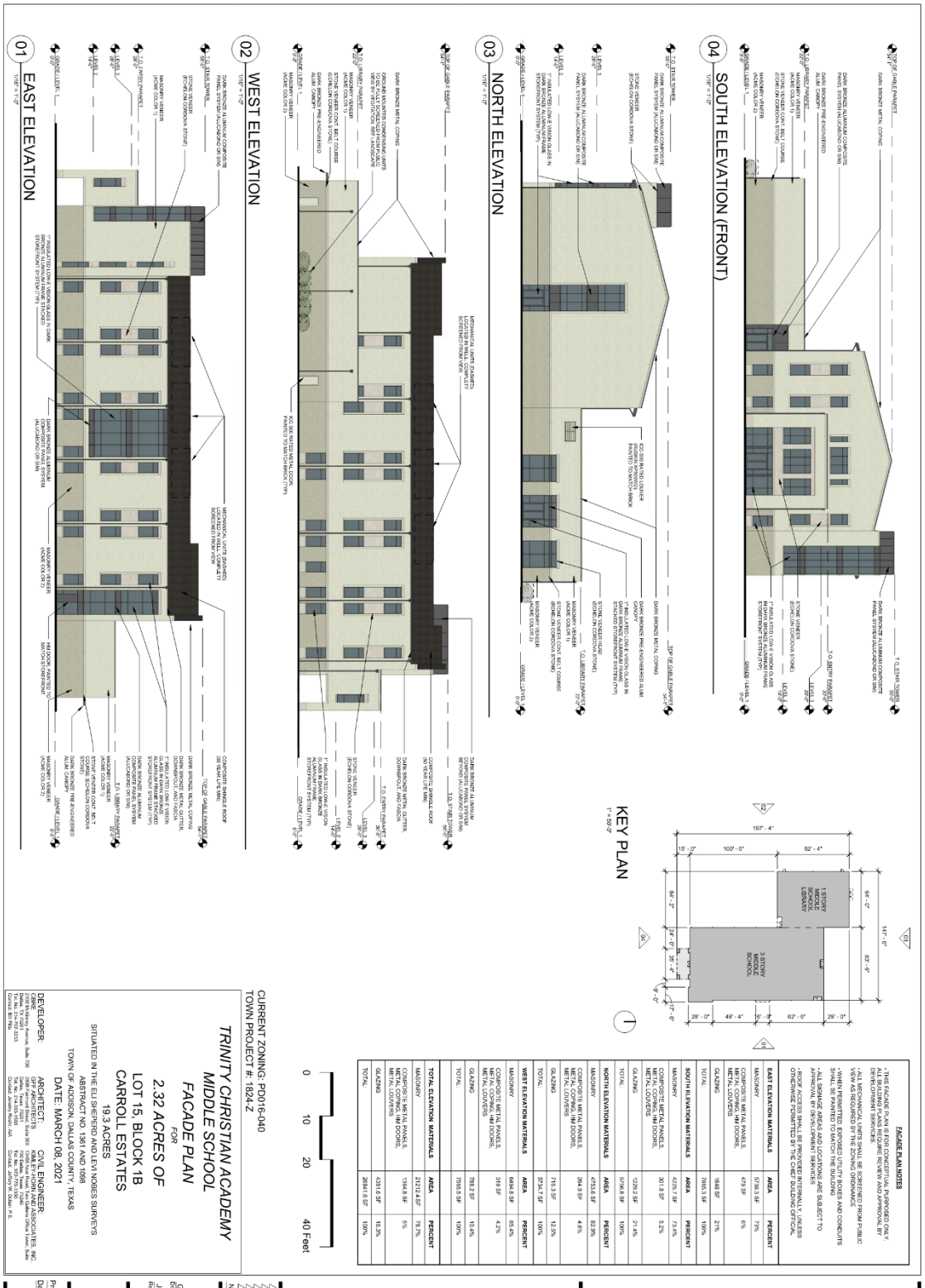

04 SOUTH ELEVATION (FRONT)
03 NORTH ELEVATION
02 WEST ELEVATION
01 EAST ELEVATION
KEY PLAN
FACADE PLAN NOTES
EAST ELEVATION MATERIALS
SOUTH ELEVATION MATERIALS
NORTH ELEVATION MATERIALS
WEST ELEVATION MATERIALS
TOTAL ELEVATION MATERIALS
0 10 20 40 Feet
CURRENT ZONING: PD016-040
TOWN PROJECT # :1824-Z
TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
FACADE PLAN
FOR
2.32 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 08, 2021
DEVELOPER:
ARCHITECT:
CIVIL ENGINEER:
TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001
ARCHITECTS
Dallas | Fort Worth | Austin
THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
Jeremy M. Roehr, AIA
FACADE PLAN
20099.00
03/08/2021
A3
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Exhibit A

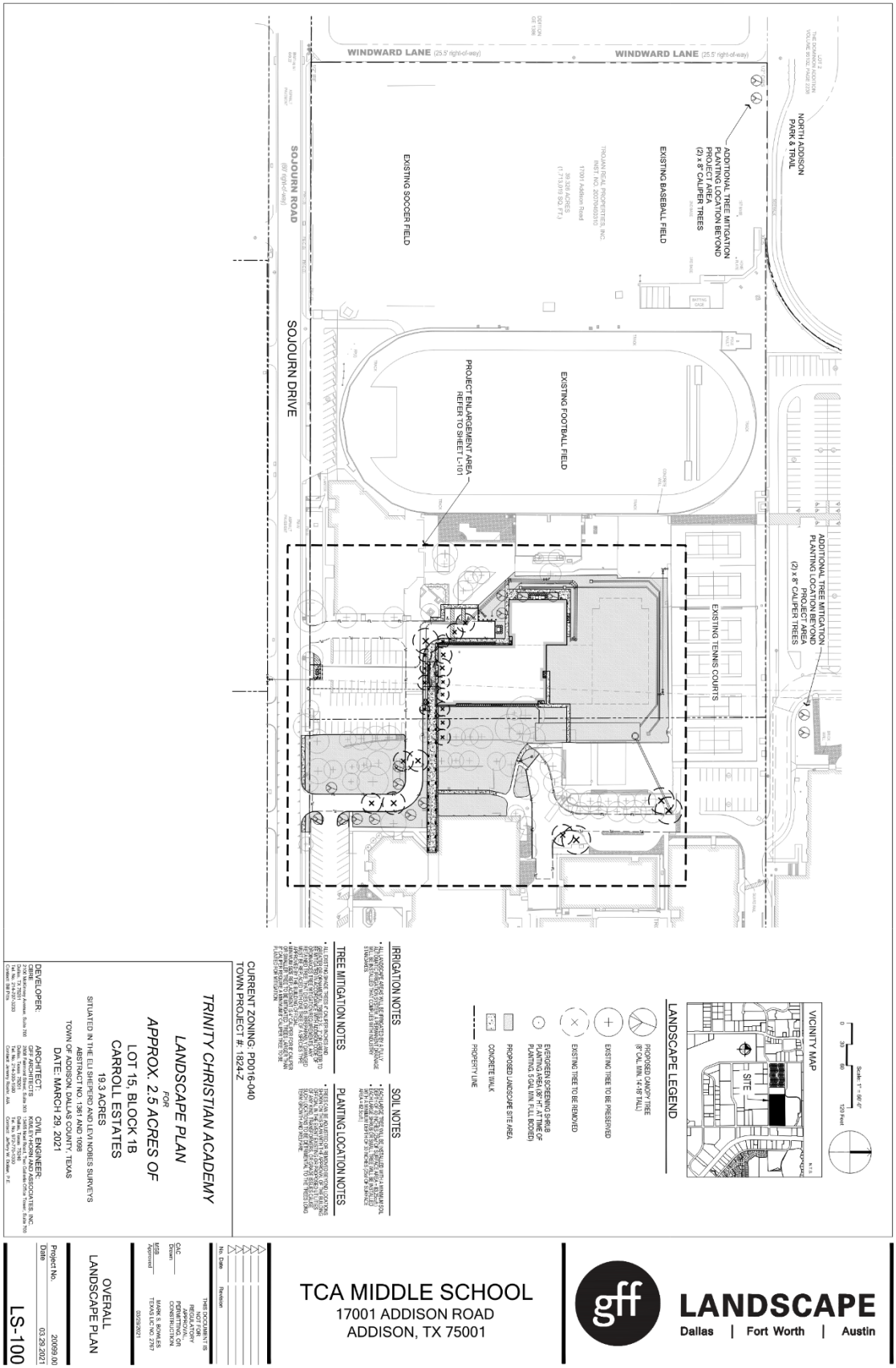

WINDWARD LANE (25.5' right-of-way)
WINDWARD LANE (25.5' right-of-way)
NORTH ADDISON PARK & TRAIL
ADDITIONAL TREE MITIGATION PLANTING LOCATION BEYOND PROJECT AREA (2) x 8" CALIPER TREES
EXISTING BASEBALL FIELD
EXISTING SOCCER FIELD
SOJOURN ROAD
SOJOURN DRIVE
EXISTING FOOTBALL FIELD
PROJECT ENLARGEMENT AREA REFER TO SHEET L-101
EXISTING TENNIS COURTS
ADDITIONAL TREE MITIGATION PLANTING LOCATION BEYOND PROJECT AREA (2) x 8" CALIPER TREES
LANDSCAPE LEGEND
PROPOSED CANOPY TREE (8' CAL. MIN. / 4-16' TALL)
EXISTING TREE TO BE PRESERVED
EXISTING TREE TO BE REMOVED
EVERGREEN SCREENING SHRUB PLANTING 5 GAL (IN FULL BOXES)
PROPOSED LANDSCAPE SITE AREA
CONCRETE WALK
PROPERTY LINE
VICINITY MAP
SITE
Scale: 1" = 60'-0"
0 30 60 120 Feet
IRRIGATION NOTES
SOIL NOTES
TREE MITIGATION NOTES
PLANTING LOCATION NOTES
CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z
TRINITY CHRISTIAN ACADEMY
LANDSCAPE PLAN
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPHERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021
DEVELOPER:
ARCHITECT:
CIVIL ENGINEER:
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY APPROVAL, PERMIT OR CONSTRUCTION
MARK S. ROWLES TEXAS LIC NO. 2767
03/29/2021
OVERALL LANDSCAPE PLAN
Project No. 20099.00
Date 03.29.2021
LS-100
TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001
gff
LANDSCAPE
Dallas | Fort Worth | Austin

Exhibit A

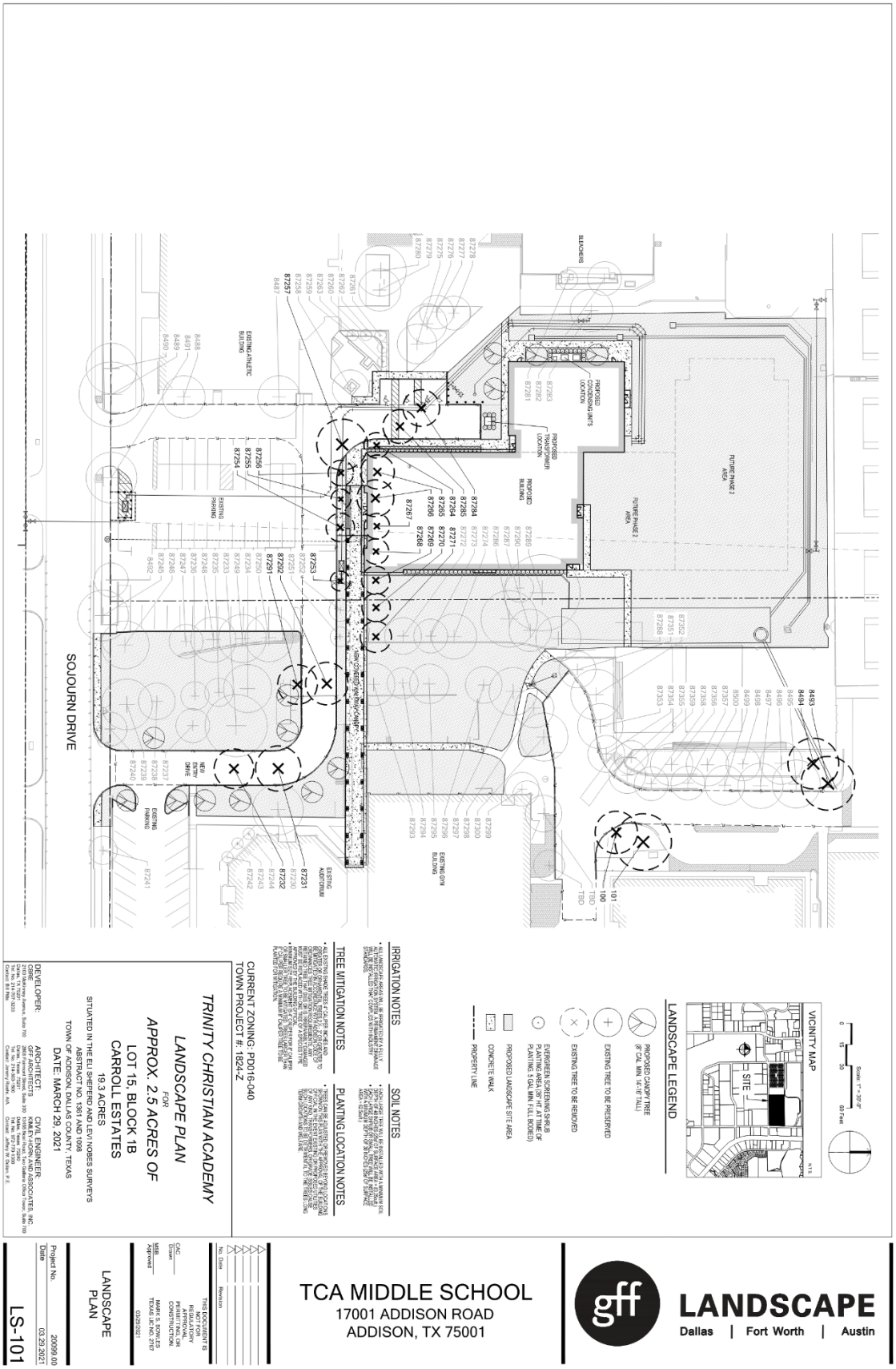

LANDSCAPE LEGEND
PROPOSED CANOPY TREE (8" CAL MIN. 14'-16' TALL)
EXISTING TREE TO BE PRESERVED
EXISTING TREE TO BE REMOVED
EVERGREEN SCREENING SHRUB PLANTING AREA (30" HT. AT TIME OF PLANTING. 5 GAL MIN. FULL BODIED)
PROPOSED LANDSCAPE SITE AREA
CONCRETE WALK
PROPERTY LINE
VICINITY MAP
SITE
N.T.S.
Scale: 1" = 30'-0"
SOJOURN DRIVE
EXISTING ATHLETIC BUILDING
EXISTING PARKING
NEW ENTRY DRIVE
EXISTING AUDITORIUM
PROPOSED COVERED ARTS LOCATION
PROPOSED TRANSFORMER LOCATION
PROPOSED BUILDING
FUTURE PHASE 2 AREA
EXISTING GYM BUILDING
BLEACHERS
IRRIGATION NOTES
SOIL NOTES
TREE MITIGATION NOTES
PLANTING LOCATION NOTES
TRINITY CHRISTIAN ACADEMY
LANDSCAPE PLAN
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEFFERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1698
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021
CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z
DEVELOPER:
ARCHITECT:
CIVIL ENGINEER:
TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001
LANDSCAPE
Dallas | Fort Worth | Austin
No. Date Revision
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
CAC Drawn
MSB Approved
MARK S. BOWLES TEXAS LIC NO. 2707
03/29/2021
LANDSCAPE PLAN
Project No. 20039.00
Date 03.29.2021
LS-101

Exhibit A

TREE INVENTORY
PLANTING SCHEDULE
TREE REPLACEMENT
LANDSCAPE CALCULATIONS
01-DETAIL: TYPICAL TRIANGULAR SPACING
02-DETAIL: TYPICAL GROUND COVER PLANTING
03-DETAIL: TYPICAL SHRUB PLANTING
04-DETAIL: STEEL EDGING
05-DETAIL: TYPICAL TREE PLANTING
06-DETAIL: TREE BRANCH CLEARANCE
TRINITY CHRISTIAN ACADEMY
LANDSCAPE DETAILS
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1381 AND 1698
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021
DEVELOPER:
ARCHITECT:
CIVIL ENGINEER:
TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001
LANDSCAPE
Dallas | Fort Worth | Austin
LANDSCAPE CALCULATIONS AND DETAILS
LS-102

Development Plan for Trinity Christian Academy Middle School Addition (1824-Z)

Case 1824-Z TCA Middle School Addition

LOCATION:

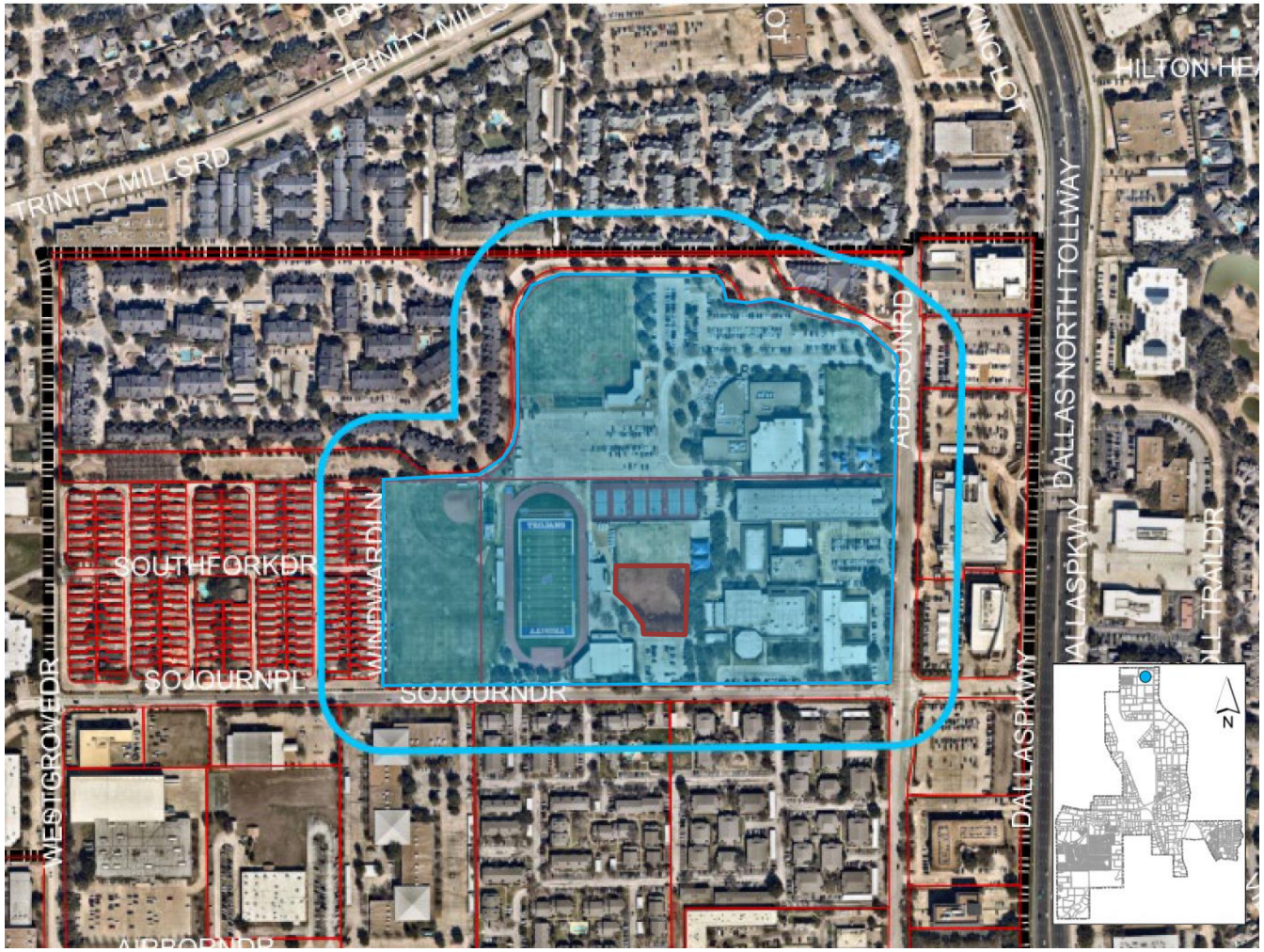
17001 Addison Road

REQUEST:

Development Plan Approval in accordance with development standards for Planned Development O16-040, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations, for the construction of a new middle school building as part of the first phase of the Trinity Christian Academy Master Concept Plan.

ACTION REQUIRED:

Review for compliance with PD Concept Plan / Development Standards, and other Town requirements, where applicable.



Case 1824-Z TCA Middle School Addition

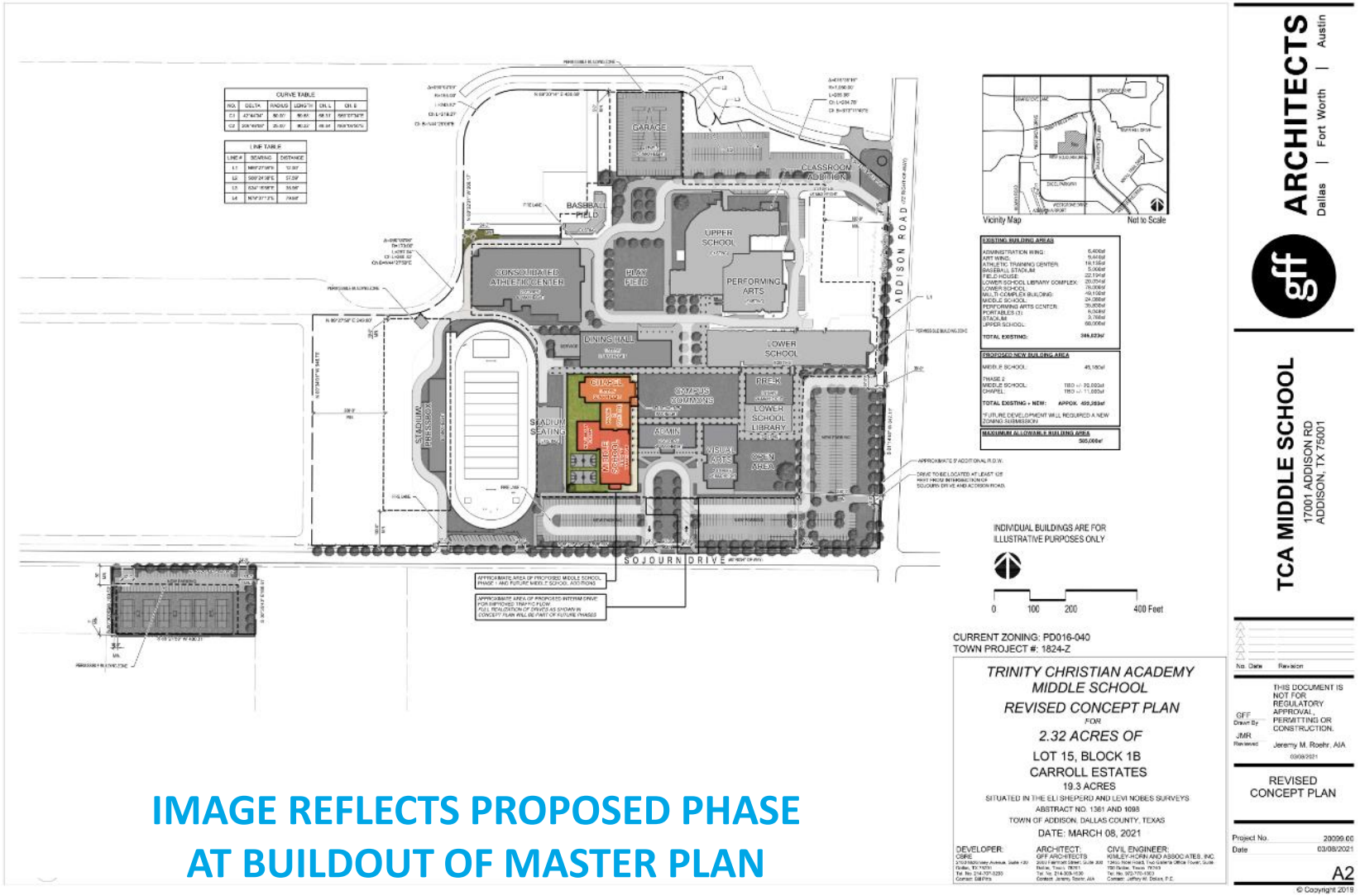


IMAGE REFLECTS PROPOSED PHASE AT BUILDOUT OF MASTER PLAN

PROJECT HISTORY:

1976 – TCA established and permitted by SUP in R-1 District

Jan 2016 – TCA PD and Master Concept Plan approved

- Adds 250K SF in new buildings, parking structure
- Removes 150K SF in existing buildings

Feb 2021 – Development Plan submitted for Phase 1A of Master Concept Plan – Middle School building, attached library, access drive improvements

Case 1824-Z TCA Middle School Addition

MIDDLE SCHOOL BUILDING + LIBRARY:

- Middle School Building - 3 story, 55 feet
- Library – 1 story, 22 feet
- Total Floor Area = 45,180 ft^2

ACCESS IMPROVEMENTS:

Remove existing connection to Sojourn and replace With new one-way driveway to increase off street stacking and increase distance between driveways

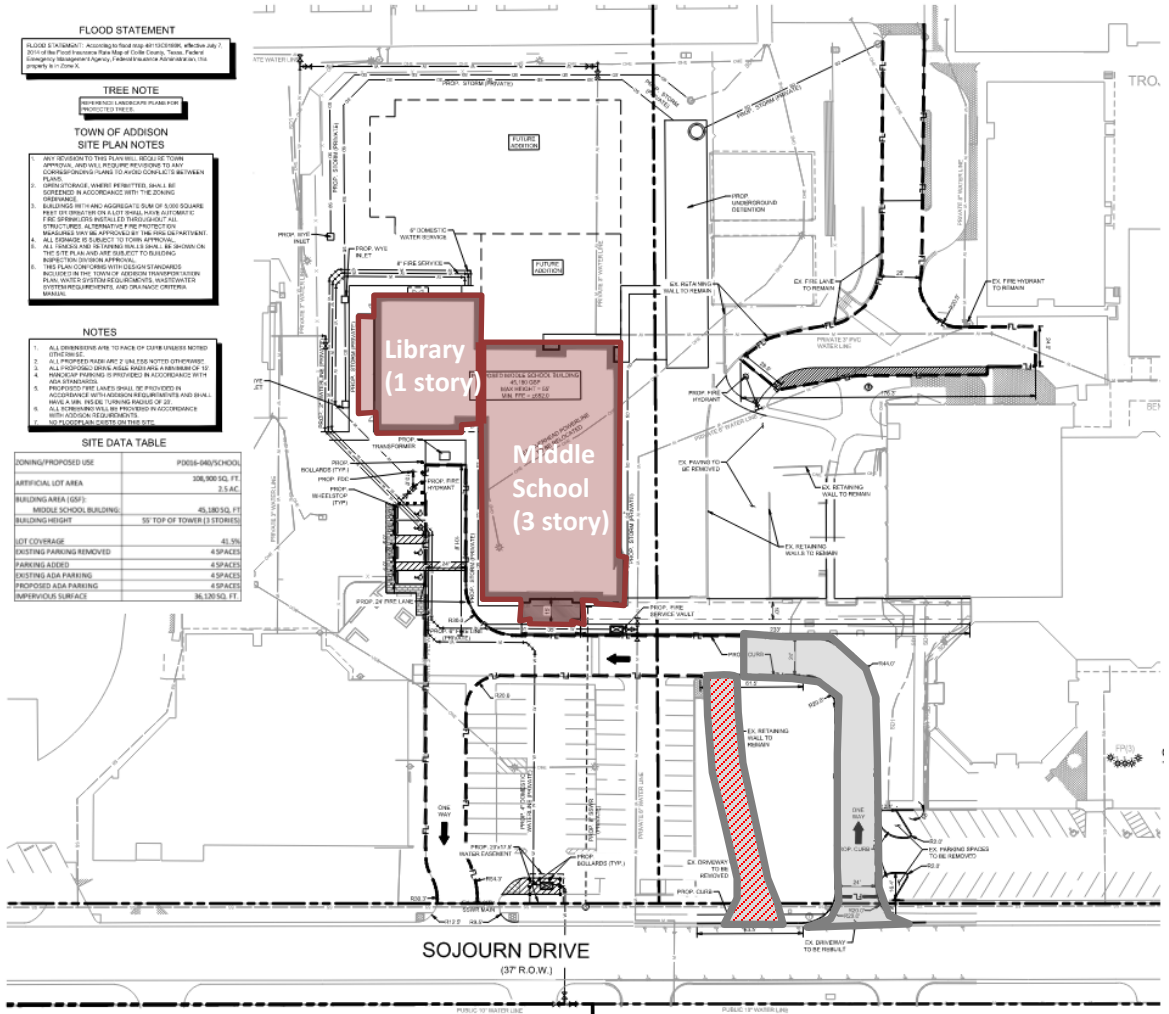


IMAGE REFLECTS IMPLEMENTATION OF PROPOSED PHASE ONLY

Case 1824-Z TCA Middle School Addition

DEVELOPMENT STANDARDS / PARKING:

Plan fully complies with lot/building/master plan dimensional standards and there is no net loss in parking

EXTERIOR FACADES:

Proposed building complies with the façade standards of PD 16-040.



04 SOUTH ELEVATION (FRONT)

1/16" = 1'-0"

Case 1824-Z TCA Middle School Addition

INTERIM TRAFFIC MANAGEMENT PLAN:

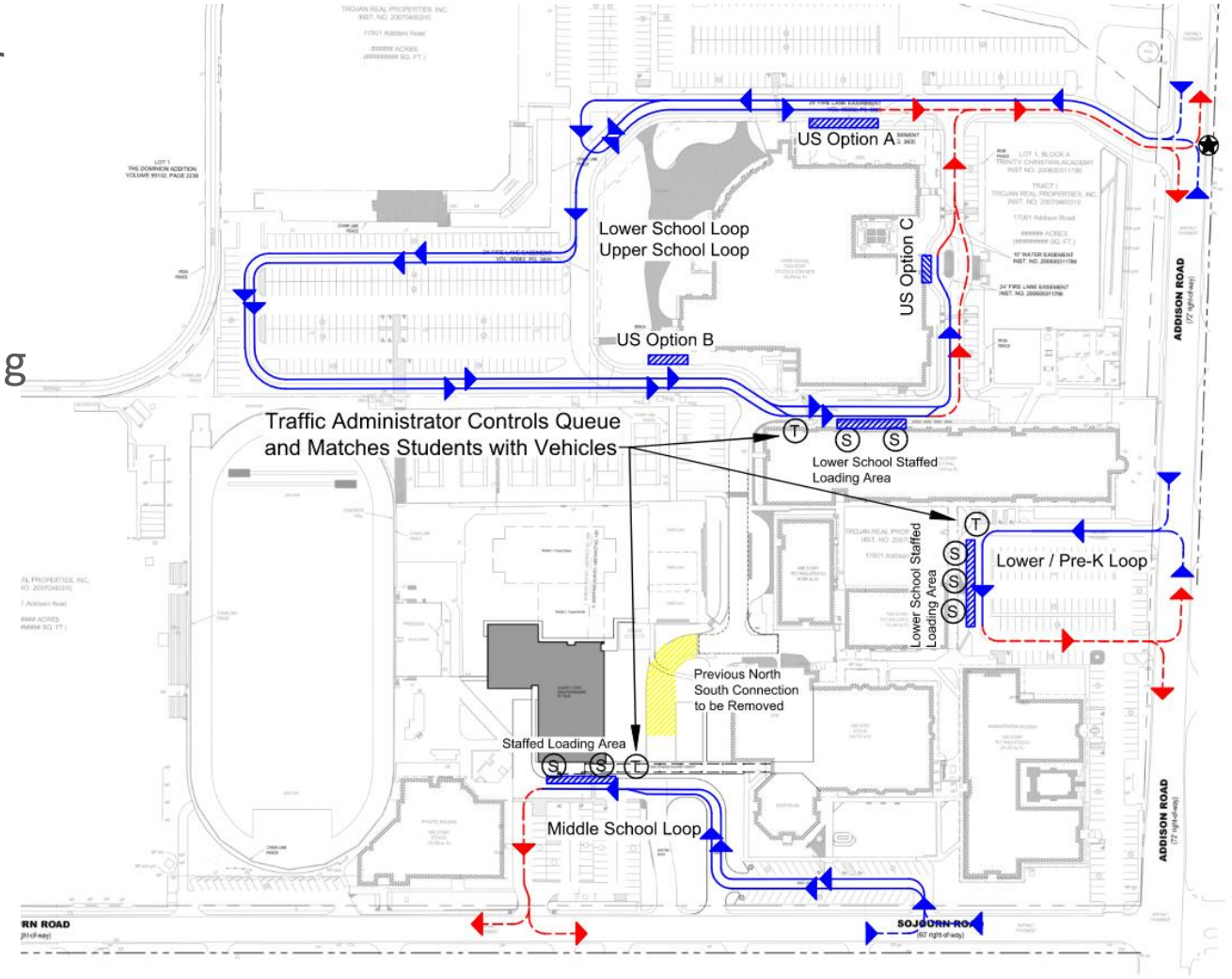
- Middle school loading to occur from Sojourn Dr Pre-K, Lower, and Upper School loading to occur from Addison Rd

- New layout will shift the current drop off point 400 feet to the west, improving off street stacking

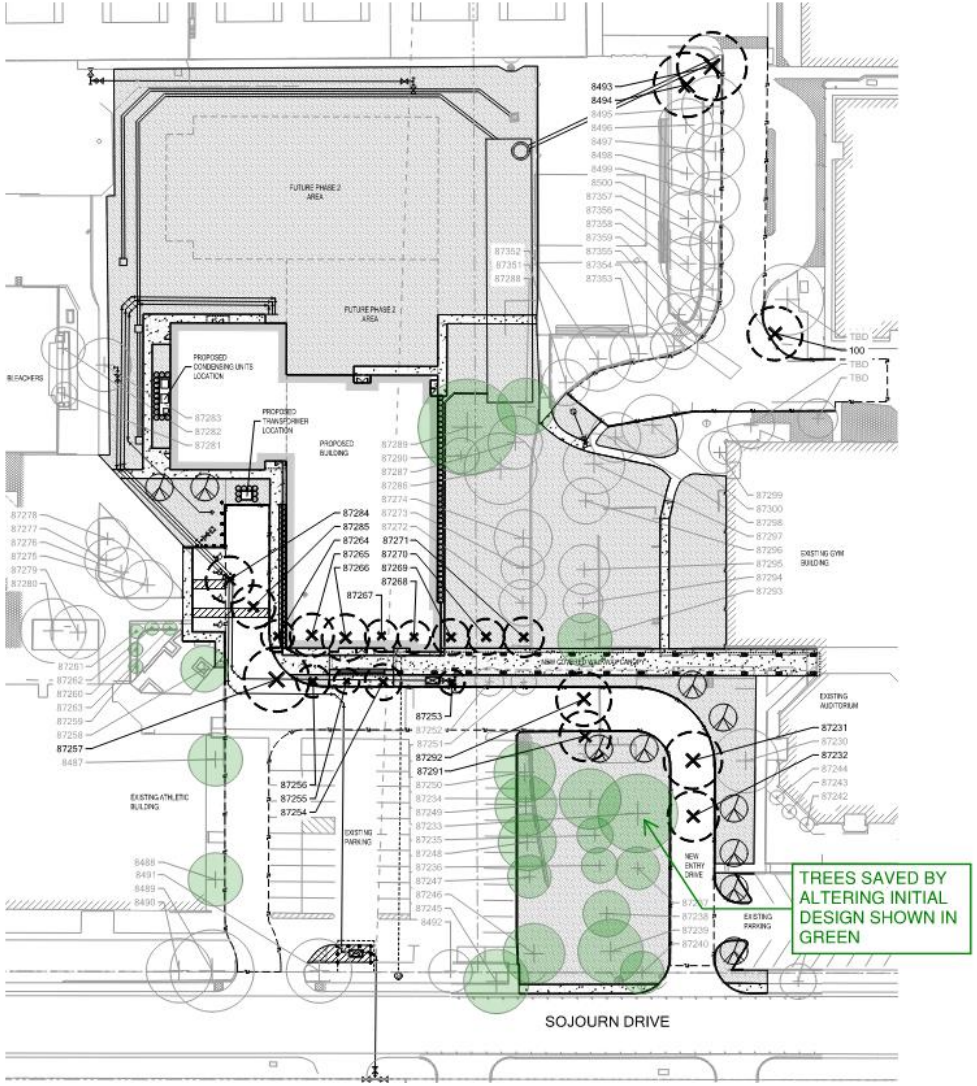
PARKING ON SOJOURN:

- TCA discourages parking on Sojourn during student drop-off and pick-up periods, but does support parking on the north side of Sojourn during special events

- Future parking improvements will eliminate need for parking on Sojourn during events



Case 1824-Z TCA Middle School Addition



Tree Removal (presented to P & Z):

- 389.9 caliper inches removed
- 80 caliper inches replaced
- **309.9 caliper inches of remaining mitigation**

Typical Solution:

- Replace trees on site through new tree planting

Identified Site Constraints:

- Due to scope of Master Plan, TCA currently has limited room for replacement on site

- Wish to avoid planting in areas of future development

Case 1824-Z TCA Middle School Addition

ISSUE IDENTIFIED IN P & Z PUBLIC HEARING:

Desire to maximize on site tree replacement and to firmly define process for payment in lieu of onsite replacement

PROPOSED SOLUTION:

- Plant 7 additional 8” caliper trees within the TCA Campus

- TCA would address outstanding mitigation obligation at a rate of $175 per caliper inch

- Payment acceptance and offsite planting to be executed by the Town of Addison Parks & Recreation Department

- Offsite replacement of remaining 254 caliper inches would occur at North Addison Park (20, 4” trees), Quorum Park (10, 4” trees), and within the streetscape of Keller Springs Parkway (34, 4” trees)

Tree Replacement
TCA Middle School - Addison, Texas

Specific Trees For Mitigation

Tag #	Species	Caliper Inches	
87232	Live Oak	14.7	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees
87254	Live Oak	19.2	Caliper Inches Removed
		24	Caliper Inches Provided
			(3) x 8" Caliper Trees
87268	Live Oak	14.2	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees
87269	Live Oak	14.5	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees
87270	Live Oak	14.3	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees
87271	Live Oak	14.3	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees
87291	Live Oak	15.2	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees
87292	Live Oak	15.7	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Trees

Case 1824-Z TCA Middle School Addition

RECOMMENDATION:

The proposed plans comply with the Master Concept Plan and development standards of PD O16-040.

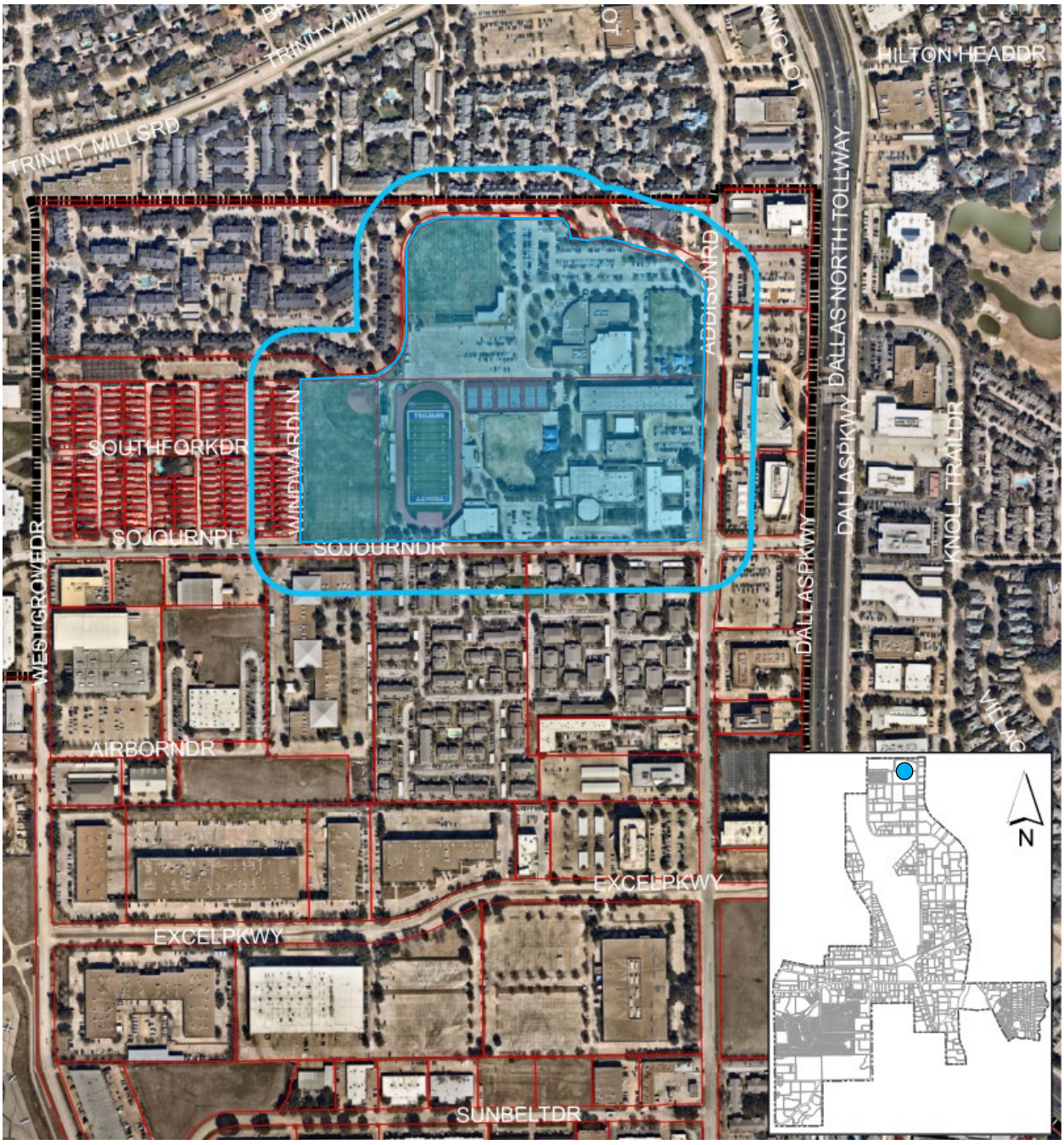
With their approval action, the Planning & Zoning Commission did request to review TCA's revised tree mitigation plan prior to commencement of site work.

Recommend Approval, with opportunity for P & Z review of the proposed tree mitigation plan prior to commencement of site work.

1824-Z

PUBLIC HEARING Case 1824-Z/TCA Middle School Addition. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the first phase of the Trinity Christian Academy Master Concept Plan, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations for a new middle school building, in an existing Planned Development District (PD), through Ordinance O16-040, located on approximately 19.3 acres addressed as 17001 Addison Road.

LOCATION MAP



March 11, 2021

STAFF REPORT

RE:	1824-Z/TCA Middle School Addition
LOCATION:	17001 Addison Road
REQUEST:	Development Plan Approval in accordance with development standards for Planned Development O16-040, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations, for the construction of a new middle school building as part of the first phase of the Trinity Christian Academy Master Concept Plan.
APPLICANT:	Jeff Dolian, Kimley-Horn and Associates

DISCUSSION:

Background: Trinity Christian Academy (TCA) opened in Addison in 1976. At that time, the property was zoned Residential-1 (R-1) and a Special Use Permit (SUP) for a private school was approved. Over the years, as TCA expanded or altered their campus plan, new SUPs were approved to accommodate TCA's growth into what exists on the site today, with an additional parcel further west on Sojourn Drive for athletic facilities only. In 2016, following a visioning process to revise their campus master plan, primarily focusing on modernizing facilities and improving campus functionality, the TCA properties were rezoned to Planned Development (PD), through Ordinance O16-040. The new PD provided a Master Concept Plan with the understanding that development is to occur in multiple phases as funds become available.

At this time, TCA is ready to move forward with the first redevelopment phase to construct a new middle school building and library. This area also includes an additional wing for the 5th and 6th grades, as well as a chapel, which are shown on the concept plan, but are not part of the submittal at this time. Per the PD Ordinance, such action requires Development Plan Approval.

Proposed Plan: The development plans include the concept plan, site plan, landscape plan, and building elevations for the new middle school building. The applicant is also proposing to slightly relocate an existing driveway off Sojourn Drive to better meet the Town's driveway spacing requirements. The proposed middle school and library building is 45,180 square feet, with maximum height of three-stories, 55 feet at the tallest point.

Staff Review: Development Plan approval differs from a typical zoning case. While zoning is a legislative decision that is discretionary in nature, Development Plan approval is a ministerial function more like plat approval. The purpose of the Development Plan approval process is to review the proposal in the context of the existing zoning requirements for the site. If the proposal meets the requirements, then it must be approved.

Uses: The applicant is proposing a middle school and library building. **The proposed use meets the standards in the ordinance.**

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The Development Plan is in compliance with all development standards as detailed below:

Street Build-to Line: The proposed building is within the permissible building zone per the previously approved master plan.

Building Height: The maximum building height is 60 feet as measured to the midpoint of the roof. The proposed building is 55 feet at the highest portion of the building. This complies with the requirements.

Lot Coverage: The maximum lot coverage for all structures on site is proposed to be 70%. This accounts for the total buildout of the master plan. The proposed building was accounted for in the master plan and complies with this requirement.

Maximum Allowable Building Area: The maximum allowable building area is 585,000 square feet. This accounts for the total buildout of the master plan. With the proposed building, the total building area comes to 391,203 square feet. If also accounting for the further development of the middle school building and chapel, the total building area would come to 422,203 square feet. This complies with the requirements.

The proposed plans comply with all development standards in the ordinance.

Parking: This PD district requires a minimum parking total of 932 spaces. The proposed plans show that while four spaces were removed to accommodate the new site layout, they were replaced with four new parking spaces on site. With the addition of the new square footage, the site would remain in compliance with parking requirements. **The proposed plans comply with the parking requirements in the ordinance.**

Exterior Facades: The PD district requires at least 80% of the exterior walls of all structures to be of masonry construction. The proposed building is primarily constructed of brick and stone veneer. **The proposed plans comply with the facade requirements in the ordinance.**

Landscaping: The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. The landscape plan for this

portion of the property has been reviewed and approved by the Parks Department for compliance with the Landscape Ordinance. **The proposed plans comply with the Town's landscape requirements.**

Tree Preservation & Replacement: With the initial buildout of the campus, TCA established a dense canopy of tree cover through preservation and new plantings. As the campus now begins to evolve through the implementation of the master plan, some of that tree canopy must be removed to facilitate the construction of new facilities. With this first phase, a total of 369.9 caliper inches of trees is proposed for removal, with 80 caliper inches being proposed to be replaced through onsite plantings, and 289.9 caliper inches to be replaced offsite, through payment of tree replacement fees. Offsite replacement is needed to avoid planting trees in areas of the campus that will redevelop during future phases of the master plan. **To best meet the intent of the Town's tree replacement requirements, the proposed tree mitigation plan requires direction from City Council.**

RECOMMENDATION: **APPROVAL**

Trinity Christian Academy is a valuable asset to the Town and the previously approved campus master plan accommodates growth, modernizes facilities, and improves the overall campus functionality. The middle school and library building is the first phase of the master plan and an important next step in the school's continued development.

At the Planning and Zoning Commission hearing on March 16, 2021, the Commission voiced concerns regarding the ability to replace lost tree canopy within the TCA campus. The Commission also sought further clarity regarding how tree replacement fees would be assessed and collected. The Commission made the establishment of a tree mitigation plan a condition of their approval. Based on the direction of the Planning and Zoning Commission, Staff recommends approval of the request subject to the following condition:

- The applicant's revised tree mitigation plan should be reviewed and considered by the Planning and Zoning Commission prior to commencement of any site work.

Case 1824-Z/TCA Middle School Addition

March 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of a development plan for the development of the first phase of the Trinity Christian Academy Master Concept Plan, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations for a new middle school building, in an existing Planned Development District (PD), through Ordinance O16-040, located on approximately 19.3 acres addressed as 17001 Addison Road, subject to the following condition:

- The applicant shall provide the Town with a tree mitigation plan for consideration by the Planning and Zoning Commission and the City Council

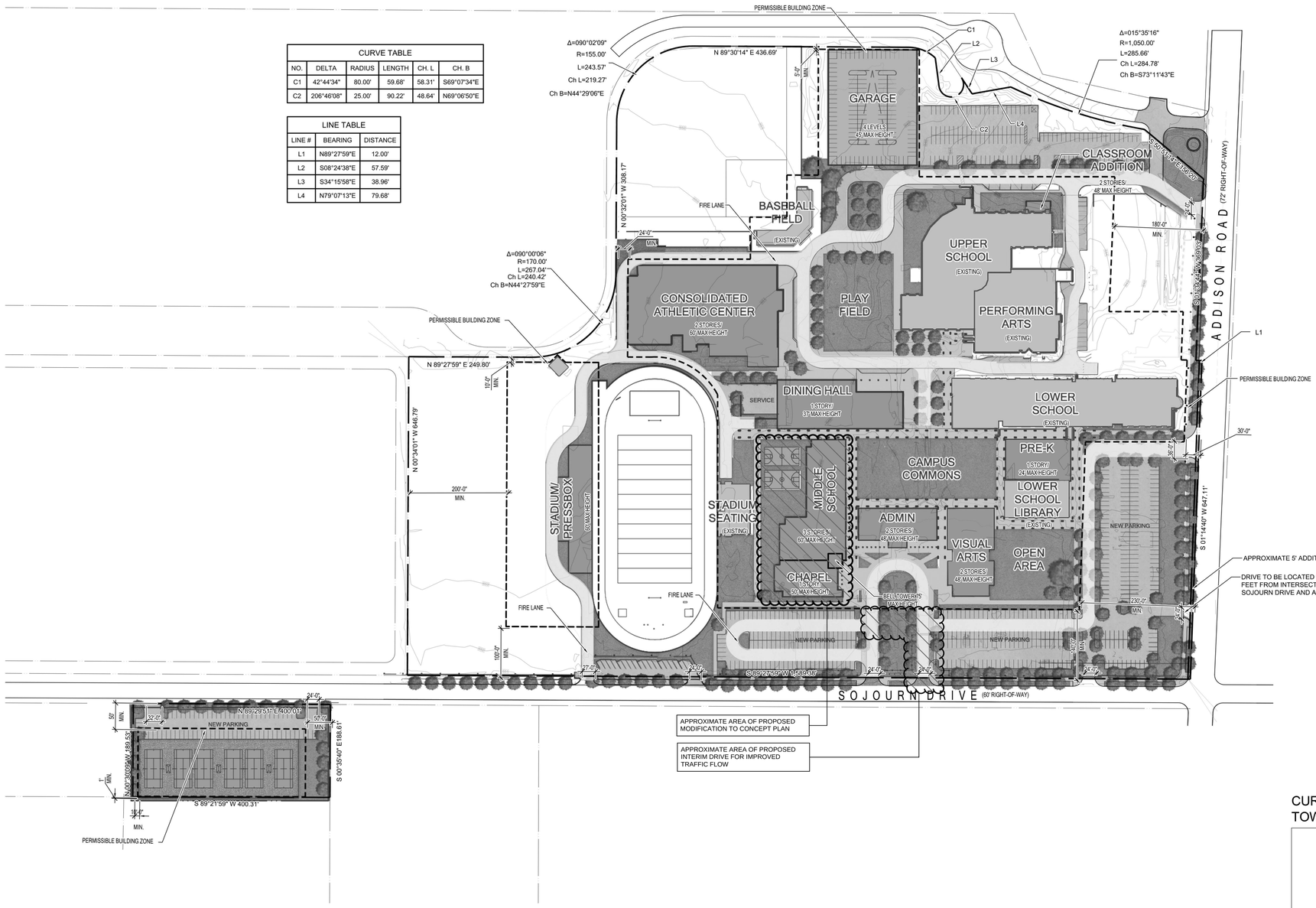
Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

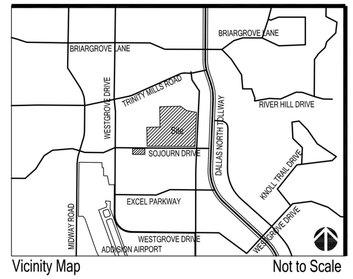
SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	42°44'34"	80.00'	59.68'	58.31'	S69°07'34"E
C2	206°46'08"	25.00'	90.22'	48.64'	N69°06'50"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°27'59"E	12.00'
L2	S08°24'38"E	57.59'
L3	S34°15'58"E	38.96'
L4	N79°07'13"E	79.68'





Vicinity Map — Not to Scale

Maximum Allowable Building Area:
585,000 SF

INDIVIDUAL BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

0 100 200 400 Feet

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY MIDDLE SCHOOL

CONCEPT PLAN

FOR

2.32 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 08, 2021

DEVELOPER:
CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT:
GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffery W. Dolian, P.E.

ARCHITECTS
Dallas | Fort Worth | Austin

TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001

No.	Date	Revision

GFF Drawn By
JMR Reviewed

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

Jeremy M. Roehr, AIA
03/08/2021

CONCEPT PLAN

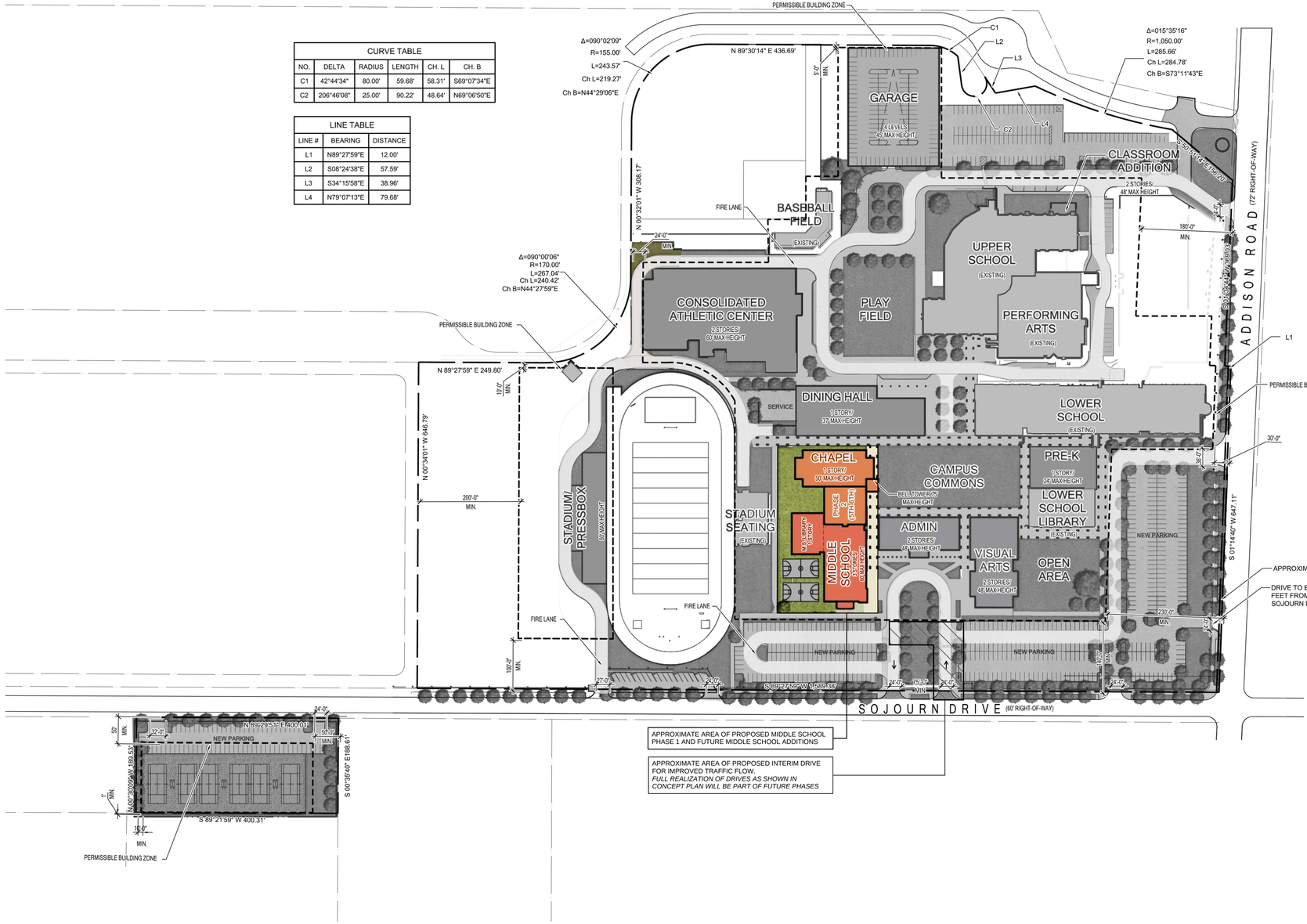
Project No. 20099.00
Date 03/08/2021

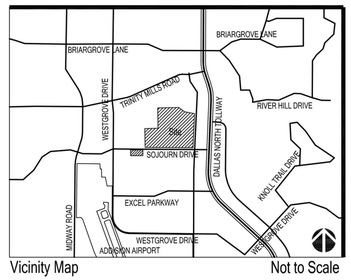
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L4	N79°07'13"E	79.68'





Vicinity Map — Not to Scale

EXISTING BUILDING AREAS	
ADMINISTRATION WING:	6,400sf
ART WING:	9,440sf
ATHLETIC TRAINING CENTER:	18,135sf
BASEBALL STADIUM:	5,000sf
FIELD HOUSE:	22,194sf
LOWER SCHOOL LIBRARY COMPLEX:	20,034sf
LOWER SCHOOL:	78,000sf
MULTI-COMPLEX BUILDING:	49,102sf
MIDDLE SCHOOL:	24,080sf
PERFORMING ARTS CENTER:	35,830sf
PORTABLES (3):	6,048sf
STADIUM:	3,760sf
UPPER SCHOOL:	68,000sf
TOTAL EXISTING:	**346,023sf**

PROPOSED NEW BUILDING AREA	
MIDDLE SCHOOL:	45,180sf
PHASE 2	
MIDDLE SCHOOL:	TBD +/- 20,000sf
CHAPEL:	TBD +/- 11,000sf
TOTAL EXISTING + NEW:	**APPOX. 422,203sf**

*FUTURE DEVELOPMENT WILL REQUIRED A NEW ZONING SUBMISSION

MAXIUMUM ALLOWABLE BUILDING AREA
585,000sf

INDIVIDUAL BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

0 100 200 400 Feet

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL

REVISED CONCEPT PLAN
FOR
2.32 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 08, 2021

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gff ARCHITECTS
Dallas | Fort Worth | Austin

TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001

No.	Date	Revision

GFF Drawn By
JMR Reviewed

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Jeremy M. Roehr, AIA
03/08/2021

REVISED CONCEPT PLAN

Project No. 20099.00
Date 03/08/2021

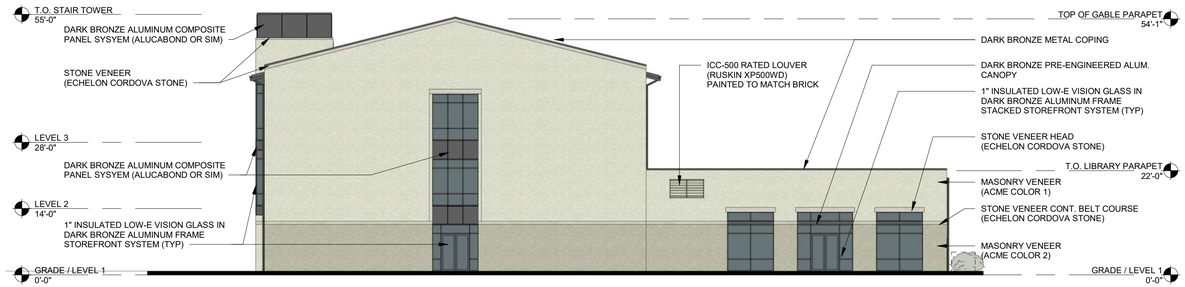
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04 SOUTH ELEVATION (FRONT)

1/16" = 1'-0"



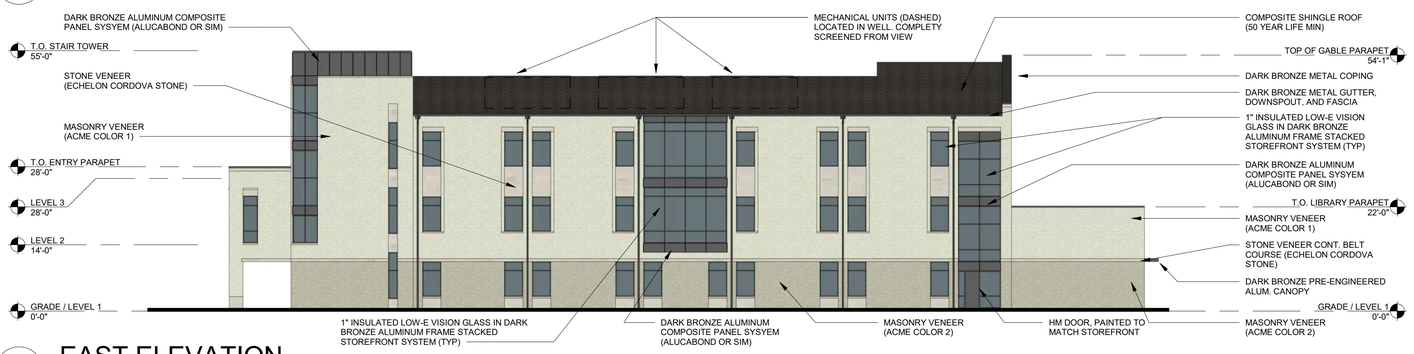
03 NORTH ELEVATION

1/16" = 1'-0"



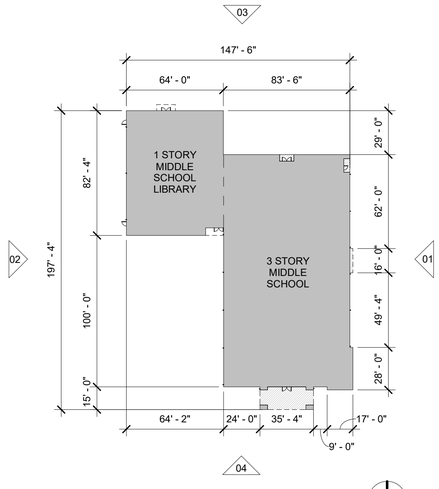
02 WEST ELEVATION

1/16" = 1'-0"



01 EAST ELEVATION

1/16" = 1'-0"



KEY PLAN

1" = 50'-0"

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSED 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

EAST ELEVATION MATERIALS	AREA	PERCENT
MASONRY	5738.3 SF	73%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	479 SF	6%
GLAZING	1648 SF	21%
TOTAL:	7865.3 SF	100%
SOUTH ELEVATION MATERIALS	**AREA**	**PERCENT**
MASONRY	4225.7 SF	73.4%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	301.8 SF	5.2%
GLAZING	1229.2 SF	21.4%
TOTAL:	5756.8 SF	100%
NORTH ELEVATION MATERIALS	**AREA**	**PERCENT**
MASONRY	4753.6 SF	82.9%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	264.9 SF	4.6%
GLAZING	716.3 SF	12.5%
TOTAL:	5734.7 SF	100%
WEST ELEVATION MATERIALS	**AREA**	**PERCENT**
MASONRY	6494.8 SF	85.4%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	319 SF	4.2%
GLAZING	788.2 SF	10.4%
TOTAL:	7565.5 SF	100%
TOTAL ELEVATION MATERIALS	**AREA**	**PERCENT**
MASONRY	21212.4 SF	78.7%
COMPOSITE METAL PANELS, METAL COPING, HM DOORS, METAL LOUVERS	1364.8 SF	5%
GLAZING	4381.6 SF	16.3%
TOTAL:	26841.6 SF	100%

0 10 20 40 Feet

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY MIDDLE SCHOOL

FACADE PLAN

FOR

2.32 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 08, 2021

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gff ARCHITECTS
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TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001

No.	Date	Revision

GFF Drawn By
JMR Reviewed

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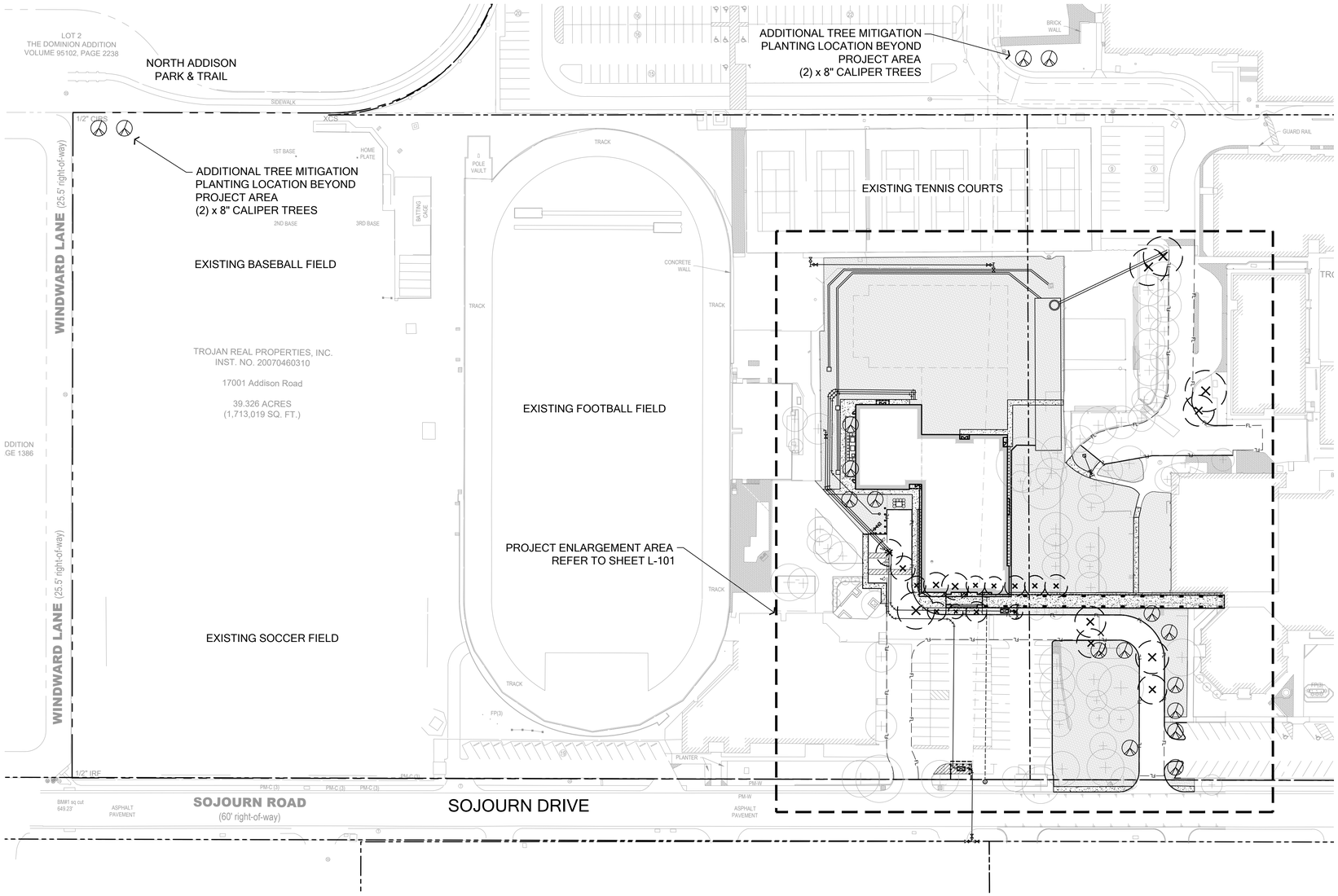
Jeremy M. Roehr, AIA
03/08/2021

FACADE PLAN

Project No. 20099.00
Date 03/08/2021

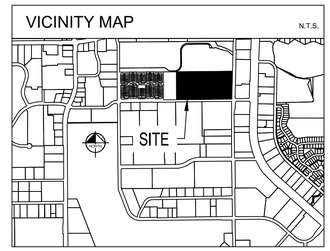
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Scale: 1" = 60'-0"
0 30 60 120 Feet

VICINITY MAP N.T.S.



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN. FULL BODIED)
- PROPOSED LANDSCAPE SITE AREA
- CONCRETE WALK
- PROPERTY LINE

IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTES

- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

TREE MITIGATION NOTES

- ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2 ½" - 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.
- MINIMUM SIZE REPLACEMENT IS 4" CALIPER FOR 8" CALIPER OR SMALLER TREE TO BE MITIGATED. TREES LARGER THAN 8" CALIPER REQUIRE A MINIMUM 8" CALIPER TREE TO BE PLANTED FOR MITIGATION.

PLANTING LOCATION NOTES

- TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY

LANDSCAPE PLAN
FOR
APPROX. 2.5 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021

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Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT:
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LANDSCAPE
Dallas | Fort Worth | Austin

gff

TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001

No.	Date	Revision

CAC Drawn
MSB Approved

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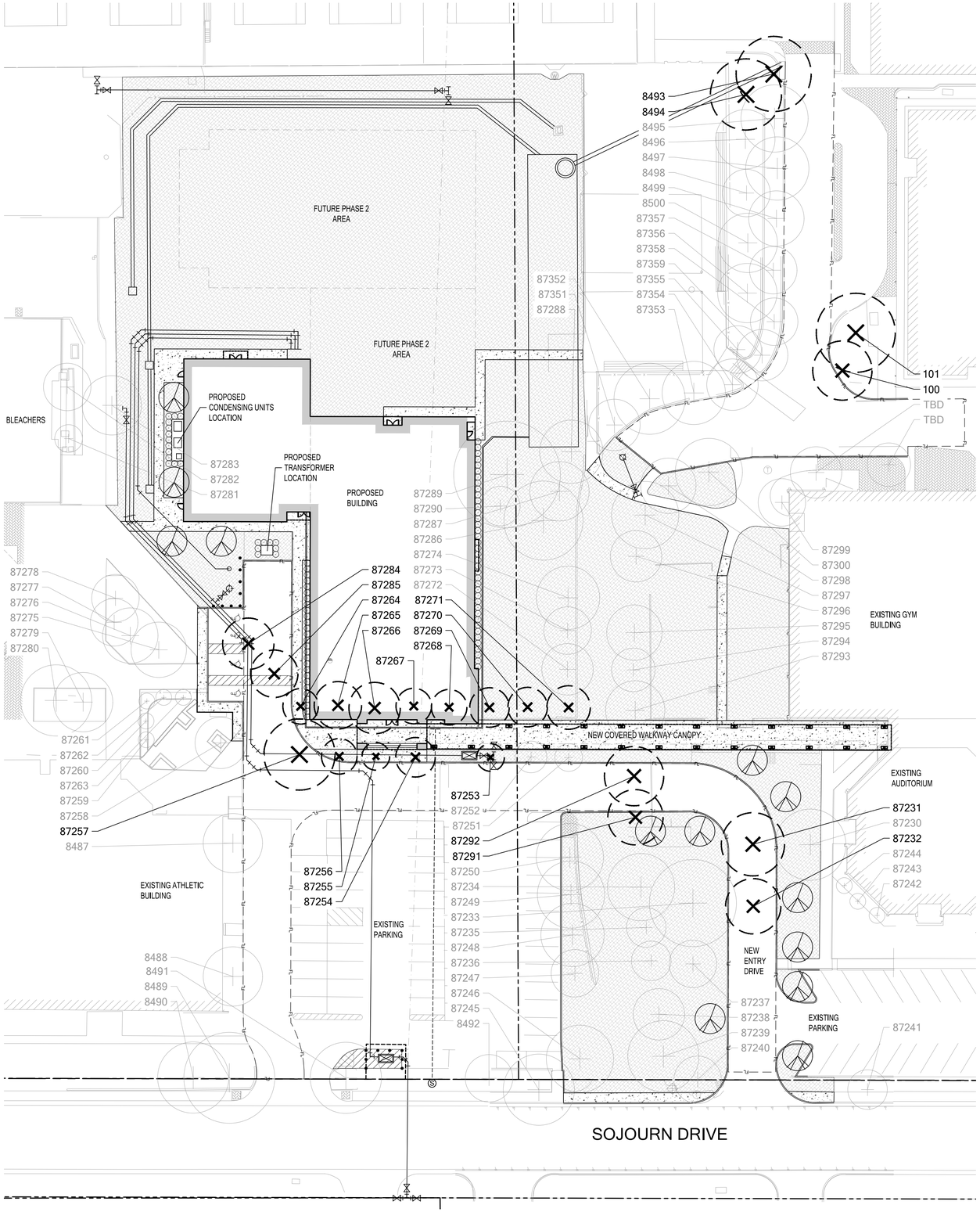
MARK S. BOWLES
TEXAS LIC NO. 2767

03/29/2021

OVERALL
LANDSCAPE PLAN

Project No. 20099.00
Date 03.29.2021

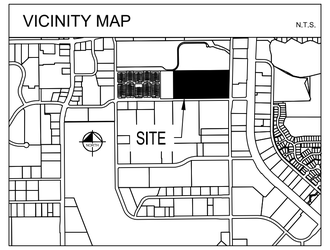
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Scale: 1" = 30'-0"

0 15 30 60 Feet

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- MINIMUM SIZE REPLACEMENT IS 4" CALIPER FOR 8" CALIPER OR SMALLER TREE TO BE MITIGATED. TREES LARGER THAN 8" CALIPER REQUIRE A MINIMUM 8" CALIPER TREE TO BE PLANTED FOR MITIGATION.

PLANTING LOCATION NOTES

- TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY

LANDSCAPE PLAN
FOR
APPROX. 2.5 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021

DEVELOPER:
CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT:
GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffery W. Dolian, P.E.

LANDSCAPE
Dallas | Fort Worth | Austin

gff

TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001

No.	Date	Revision

CAC Drawn

MSB Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

MARK S. BOWLES
TEXAS LIC NO. 2767

03/29/2021

LANDSCAPE PLAN

Project No. 20099.00
Date 03.29.2021

LS-101

TREE INVENTORY

TAG#	DBH PRESERVED	DBH REMOVED	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	MULTIPLE-STEMMED
100		14.0	live oak	*Quercus virginiana*	Healthy	Single
101		20.0	live oak	*Quercus virginiana*	Healthy	Single
8487	9.0		Shumard oak	*Quercus shumardii*	Healthy	Single
8488	16.8		Shumard oak	*Quercus shumardii*	Healthy	Single
8489	30.8		live oak	*Quercus virginiana*	Healthy	Single
8490	20.1		live oak	*Quercus virginiana*	Healthy	Single
8491	21.0		Shumard oak	*Quercus shumardii*	Healthy	Single
8492	11.8		Shumard oak	*Quercus shumardii*	Healthy	Single
8493		19.2	live oak	*Quercus virginiana*	Healthy	Forked
8494		18.5	live oak	*Quercus virginiana*	Healthy	Single
8495	16.8		live oak	*Quercus virginiana*	Healthy	Forked
8496	15.4		live oak	*Quercus virginiana*	Healthy	Single
8497	16.0		live oak	*Quercus virginiana*	Healthy	Single
8498	14.8		live oak	*Quercus virginiana*	Healthy	Forked
8499	17.2		live oak	*Quercus virginiana*	Healthy	Multi
8500	20.9		live oak	*Quercus virginiana*	Healthy	Forked
87230	18.2		Shumard oak	*Quercus shumardii*	Healthy	Single
87231		16.4	Shumard oak	*Quercus shumardii*	Healthy	Single
87232		14.7	Shumard oak	*Quercus shumardii*	Healthy	Single
87233	24.9		Shumard oak	*Quercus shumardii*	Healthy	Single
87234	19.1		live oak	*Quercus virginiana*	Healthy	Single
87235	14.0		live oak	*Quercus virginiana*	Healthy	Forked
87236	13.5		live oak	*Quercus virginiana*	Healthy	Single
87237	13.8		Shumard oak	*Quercus shumardii*	Healthy	Single
87238	13.9		live oak	*Quercus virginiana*	Healthy	Single
87239	21.1		live oak	*Quercus virginiana*	Healthy	Single
87240	14.2		Shumard oak	*Quercus shumardii*	Healthy	Single
87241	10.5		cedar elm	*Ulmus crassifolia*	Healthy	Single
87242	14.3		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87243	10.2		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87244	11.1		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87245	24.0		Shumard oak	*Quercus shumardii*	Healthy	Single
87246	19.2		live oak	*Quercus virginiana*	Healthy	Single
87247	13.0		live oak	*Quercus virginiana*	Healthy	Single
87248	20.8		live oak	*Quercus virginiana*	Healthy	Single
87249	17.0		live oak	*Quercus virginiana*	Healthy	Single
87250	15.2		live oak	*Quercus virginiana*	Healthy	Single
87251	14.1		live oak	*Quercus virginiana*	Healthy	Forked
87252	10.3		live oak	*Quercus virginiana*	Healthy	Single
87253		10.9	live oak	*Quercus virginiana*	Healthy	Single
87254		19.2	live oak	*Quercus virginiana*	Healthy	Multi
87255		9.3	live oak	*Quercus virginiana*	Healthy	Single
87256		10.5	live oak	*Quercus virginiana*	Healthy	Single
87257		17.5	live oak	*Quercus virginiana*	Healthy	Multi
87258	14.6		Shumard oak	*Quercus shumardii*	Healthy	Single
87259	9.3		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87260	11.1		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87261	7.1		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87262	9.4		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87263	11.5		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87264		13.5	live oak	*Quercus virginiana*	Declining	Single
87265		36.4	live oak	*Quercus virginiana*	Healthy	Multi
87266		32.1	live oak	*Quercus virginiana*	Healthy	Multi
87267		12.5	live oak	*Quercus virginiana*	Healthy	Single
87268		14.2	live oak	*Quercus virginiana*	Healthy	Single
87269		14.5	live oak	*Quercus virginiana*	Healthy	Single
87270		14.3	live oak	*Quercus virginiana*	Healthy	Single
87271		14.3	live oak	*Quercus virginiana*	Healthy	Single
87272	17.0		live oak	*Quercus virginiana*	Healthy	Single
87273	16.4		live oak	*Quercus virginiana*	Healthy	Forked
87274	19.3		live oak	*Quercus virginiana*	Healthy	Single
87275	16.2		Shumard oak	*Quercus shumardii*	Healthy	Single
87276	11.9		bald cypress	*Taxodium distichum*	Healthy	Single
87277	12.7		bald cypress	*Taxodium distichum*	Healthy	Single
87278	12.4		bald cypress	*Taxodium distichum*	Healthy	Single
87279	16.3		bald cypress	*Taxodium distichum*	Healthy	Single
87280	19.9		bald cypress	*Taxodium distichum*	Healthy	Single
87281	7.1		crape myrtle	*Lagerstroemia indica*	Declining	Forked
87282	11.5		crape myrtle	*Lagerstroemia indica*	Healthy	Forked
87283	14.9		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87284		18.2	live oak	*Quercus virginiana*	Healthy	Multi
87285		18.8	live oak	*Quercus virginiana*	Healthy	Multi
87286	25.6		live oak	*Quercus virginiana*	Healthy	Single
87287	13.8		cedar elm	*Ulmus crassifolia*	Healthy	Single
87288	18.3		live oak	*Quercus virginiana*	Healthy	Single
87289	34.2		Shumard oak	*Quercus shumardii*	Healthy	Single
87290	11.4		Shumard oak	*Quercus shumardii*	Declining	Single
87291		15.2	live oak	*Quercus virginiana*	Healthy	Single
87292		15.7	live oak	*Quercus virginiana*	Healthy	Single
87293	18.5		live oak	*Quercus virginiana*	Healthy	Single
87294	14.1		live oak	*Quercus virginiana*	Healthy	Single
87295	18.3		live oak	*Quercus virginiana*	Healthy	Single
87296	13.7		live oak	*Quercus virginiana*	Healthy	Single
87297	21.2		live oak	*Quercus virginiana*	Healthy	Single
87298	15.3		live oak	*Quercus virginiana*	Healthy	Forked
87299	11.8		crape myrtle	*Lagerstroemia indica*	Healthy	Multi
87300	21.7		live oak	*Quercus virginiana*	Healthy	Single
87351	15.1		live oak	*Quercus virginiana*	Healthy	Single
87352	21.5		live oak	*Quercus virginiana*	Healthy	Single
87353	18.0		live oak	*Quercus virginiana*	Healthy	Single
87354	19.3		live oak	*Quercus virginiana*	Healthy	Multi
87355	15.7		Shumard oak	*Quercus shumardii*	Healthy	Single
87356	17.0		live oak	*Quercus virginiana*	Healthy	Single
87357	13.2		live oak	*Quercus virginiana*	Healthy	Forked
87358	16.7		live oak	*Quercus virginiana*	Healthy	Single
87359	13.8		live oak	*Quercus virginiana*	Healthy	Forked
Totals	1169.8	389.9				

Note: Highlighted trees selected for Tree Replacement calculations (refer to Tree Replacement table)

PLANTING SCHEDULE

	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
Trees									
	BCY	EA	Bald Cypress	*Taxodium distichum*	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
	MAG	EA	Southern Magnolia	*Magnolia grandiflora*	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
	OAK	EA	Live Oak	*Quercus virginiana*	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
	ROK	EA	Red Oak	*Quercus spp.*	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
Ornamental Trees									
	CRP	EA	Crape Myrtle	*Lagerstroemia indica*	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	DTW	EA	Desert Willow	*Chilopsis linearis*	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	MXP	EA	Mexican Plum	*Prunus mexicana*	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	YPN	EA	Yaupon Holly	*Ilex vomitoria*	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	VTX	EA	Vitex	*Vitex agnus-castus*	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown

*Minimum size replacement is 4" cal. for 8" cal. or smaller tree to be mitigated. Trees larger than 8" cal. require a minimum 8" cal. tree to be planted for mitigation. Per Addison code of ordinances tree mitigation requirements.

TREE REPLACEMENT

Tree Replacement
TCA Middle School - Addison, Texas

Specific Trees For Mitigation

Tag #	Species	Caliper Inches	
87232	Live Oak	14.7	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees
87254	Live Oak	19.2	Caliper Inches Removed
		24	Caliper Inches Provided (3) x 8" Caliper Trees
87268	Live Oak	14.2	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees
87269	Live Oak	14.5	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees
87270	Live Oak	14.3	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees
87271	Live Oak	14.3	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees
87291	Live Oak	15.2	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees
87292	Live Oak	15.7	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Trees

Totals

Caliper Inches Preserved	Caliper Inches Removed	Caliper Inches Provided	Caliper Inches Remaining*
1169.8	**389.9**	**136** (17) x 8" Caliper Trees	**253.9***

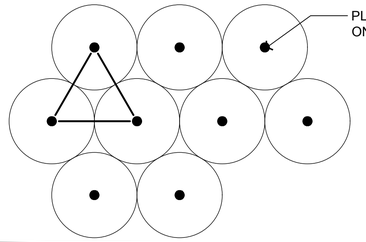
Notes

*A payment must be made for the remaining caliper inches that can not be planted on site at $175 per caliper inch to the Town of Addison so trees can be replanted elsewhere in town (Per Addison Code of Ordinances Tree Mitigation Requirements and approval by the Town of Addison Director of Parks & Recreation)

LANDSCAPE CALCULATIONS

Landscape Ordinance Calculations
TCA Middle School - Addison, Texas

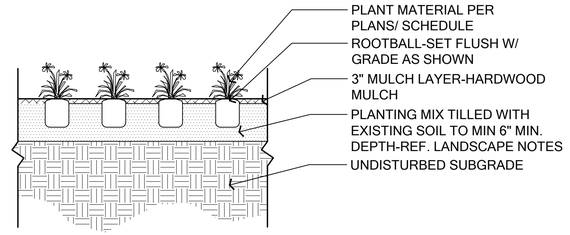
1. **Landscape Site Area**	**SQ. FT.**	
	108,900	Total Site Area (2.5 Acres)
	21,780	Landscape Site Area Required (20%)
	77,410	Landscape Site Area Provided



NOTE: THIS SPACING DIAGRAM REFERS TO ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

01-DETAIL: TYPICAL TRIANGULAR SPACING

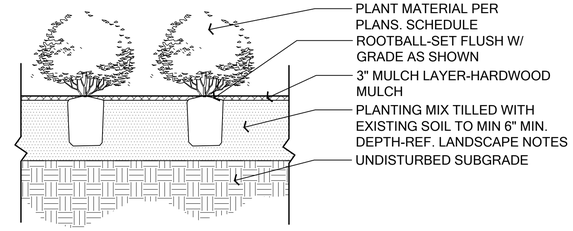
SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER, PERENNIAL, AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

02-DETAIL: TYPICAL GROUND COVER PLANTING

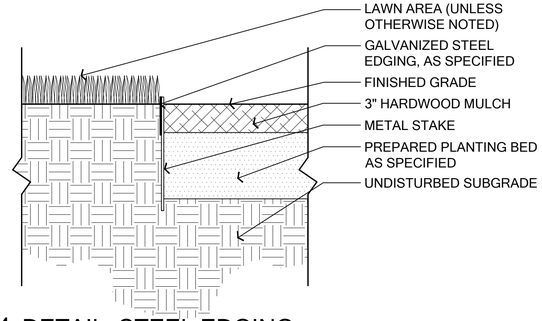
SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL SHRUB AND ORNAMENTAL GRASS PLANTINGS UNLESS OTHERWISE NOTED.

03-DETAIL: TYPICAL SHRUB PLANTING

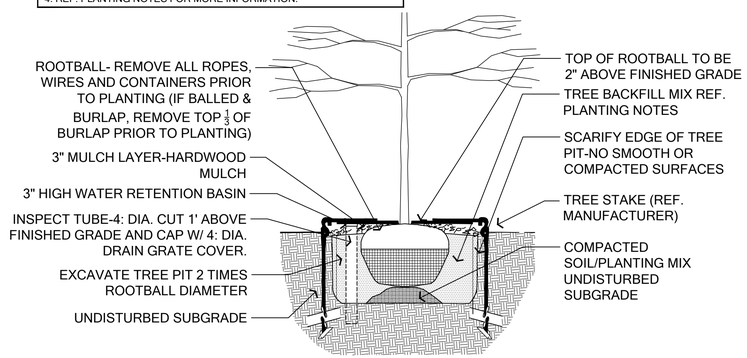
SCALE: 1/2"= 1'-0"



04-DETAIL: STEEL EDGING

SCALE: 1/2"= 1'-0"

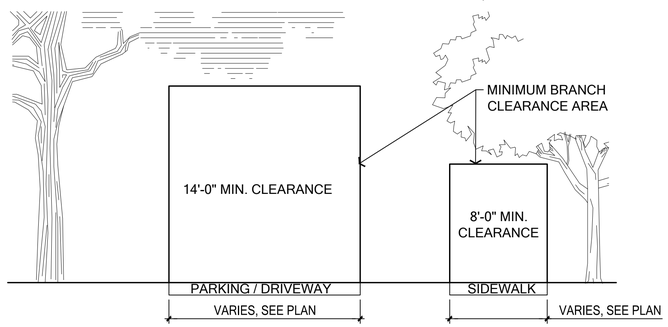
NOTES:
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.
2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE +/- 120 DEGREES APART.
3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.
4. REF. PLANTING NOTES FOR MORE INFORMATION.



05-DETAIL: TYPICAL TREE PLANTING

SCALE: 1/2"= 1'-0"

NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.



06-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/4"= 1'-0"

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY

LANDSCAPE DETAILS
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19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 29, 2021

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LANDSCAPE
Dallas | Fort Worth | Austin

gff

TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

CAC — Drawn
MSB — Approved

MARK S. BOWLES
TEXAS LIC NO. 2767

03/29/2021

LANDSCAPE CALCULATIONS AND DETAILS

Project No. 20099.00
Date 03.29.2021

LS-102

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48113C0180K, effective July 7, 2014 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

TREE NOTE

REFERENCE LANDSCAPE PLANS FOR PROTECTED TREES.

TOWN OF ADDISON SITE PLAN NOTES

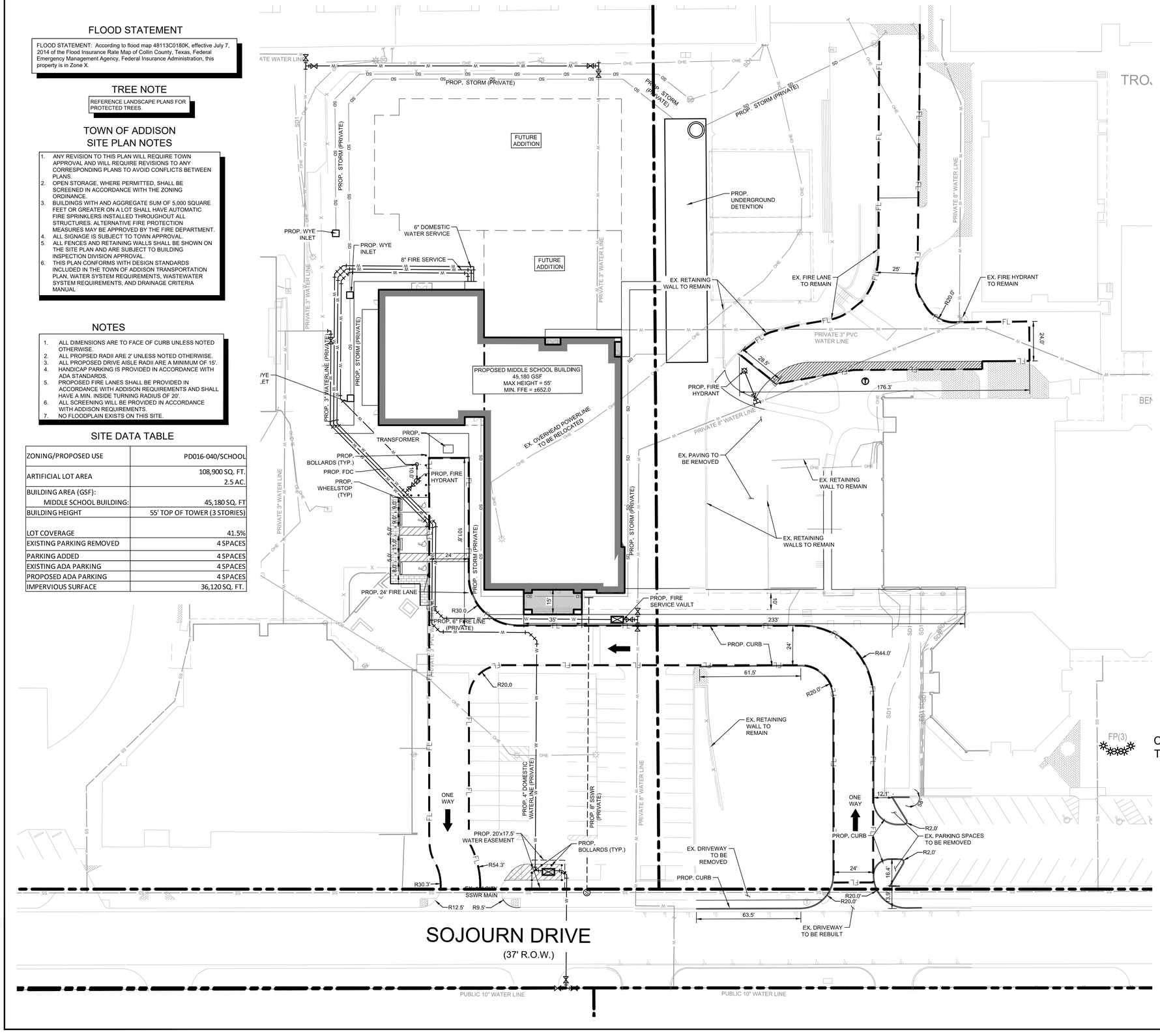
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AND AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
6. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTEWATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPSED RADII ARE 2' UNLESS NOTED OTHERWISE.
3. ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 15'.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
6. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.
7. NO FLOODPLAIN EXISTS ON THIS SITE.

SITE DATA TABLE

ZONING/PROPOSED USE	PD016-040/SCHOOL
ARTIFICIAL LOT AREA	108,900 SQ. FT. 2.5 AC.
BUILDING AREA (GSF): MIDDLE SCHOOL BUILDING:	45,180 SQ. FT
BUILDING HEIGHT	55' TOP OF TOWER (3 STORIES)
LOT COVERAGE	41.5%
EXISTING PARKING REMOVED	4 SPACES
PARKING ADDED	4 SPACES
EXISTING ADA PARKING	4 SPACES
PROPOSED ADA PARKING	4 SPACES
IMPERVIOUS SURFACE	36,120 SQ. FT.

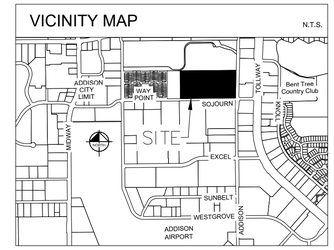


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1":30' SCALE ON 22"X34"

VICINITY MAP

N.T.S.



LEGEND

	PROPOSED PROPERTY LINE
FL FL	PROPOSED FIRELANE
	PROPOSED EASEMENT LINE
686	PROPOSED CONTOUR LINE
686	EXISTING CONTOUR LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM SEWER LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
UGE	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
S	PROPOSED SANITARY SEWER MANHOLE
S	EXISTING SANITARY SEWER MANHOLE
SD	PROPOSED STORM SEWER MANHOLE
SD	EXISTING STORM SEWER MANHOLE
	BARRIER FREE RAMP (BFR)
EX.	EXISTING
PROP.	PROPOSED
TYP.	TYPICAL

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

TRINITY CHRISTIAN ACADEMY
SITE PLAN
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No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
KANSAS REGISTERED ENGINEERING FIRM E-480

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JEFFERSEY W. DOLIAN, P.E.
P.E. No. 114926 Date MARCH 2021

PROJECT No.	064510801
DATE:	MARCH 8, 2021
SCALE:	AS SHOWN
DESIGNED BY:	TCP
DRAWN BY:	HMB
CHECKED BY:	JAD

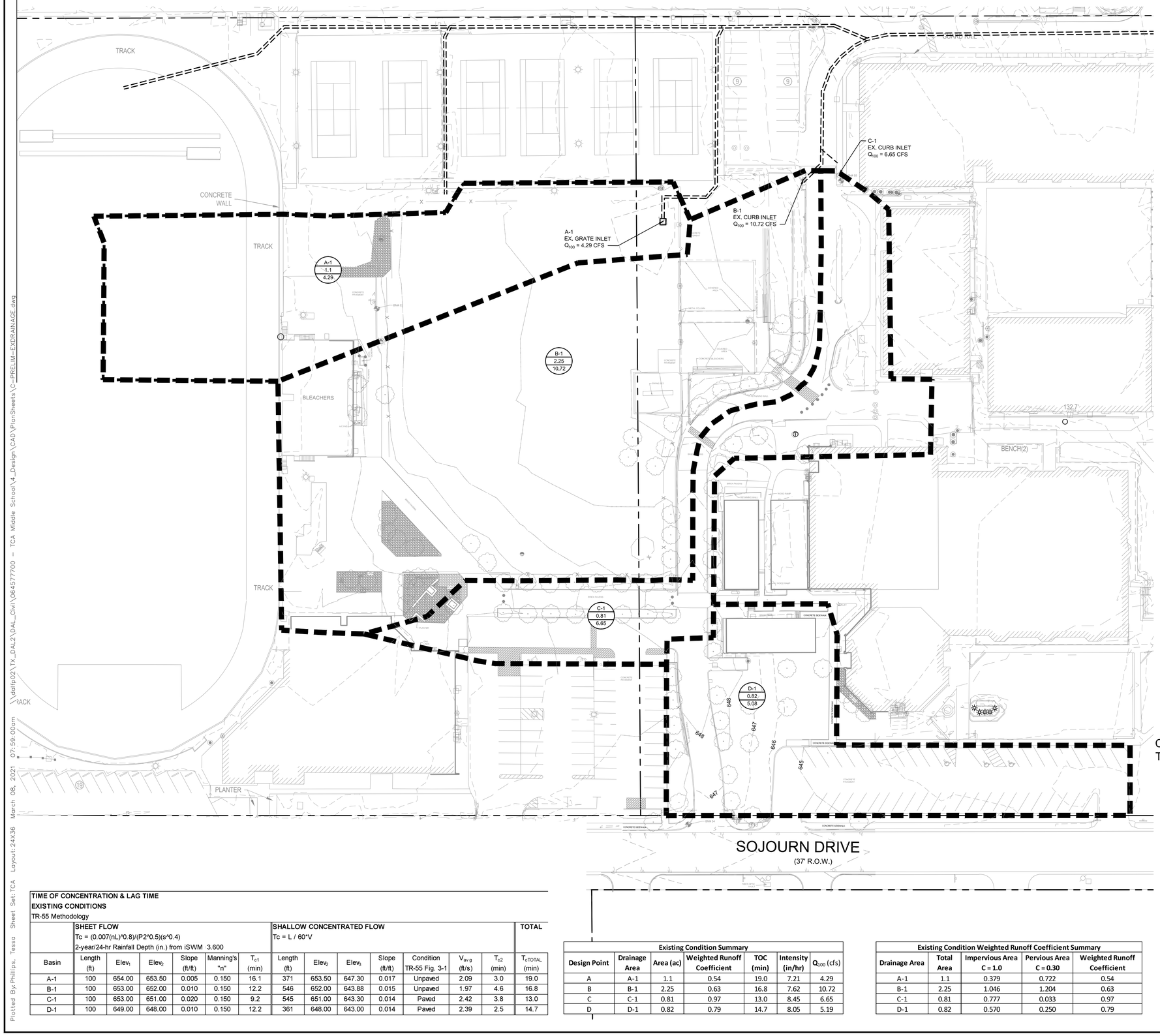
TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD,
ADDISON, TEXAS 75001

SITE PLAN

SHEET NUMBER
C-101

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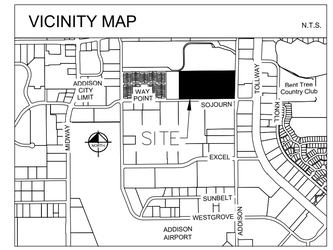
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LAYOUT NAME C-101 PRELIM
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1":30' SCALE ON 22"X34"

VICINITY MAP N.T.S.



1. RUNOFF CALCULATIONS BASED ON CURRENTLY PUBLISHED TOWN OF ADDISON DRAINAGE CRITERIA MANUAL (APPROVED JULY 12, 2011).
   1.a. EXISTING STORM SEWER SIZE AND LOCATION BASED ON AVAILABLE RECORD DRAWINGS OBTAINED FROM THE TOWN OF ADDISON.
2. EXISTING TOPOGRAPHY BASED ON NORTH TEXAS LiDAR DATA AND ON-GROUND TOPOGRAPHIC SURVEY.

LEGEND	
PROPOSED DRAINAGE AREA BOUNDARY	
EXISTING STORM SEWER	
- PROPOSED DRAINAGE AREA I.D. NUMBER - PROPOSED AREA (IN ACRES) - PROPOSED FLOW (IN CFS)	C X.X X.X

TIME OF CONCENTRATION & LAG TIME
EXISTING CONDITIONS
TR-55 Methodology

	SHEET FLOW Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) from iSWM 3.600						SHALLOW CONCENTRATED FLOW Tc = L / 60*V							TOTAL
Basin	Length (ft)	$Elev_1$	$Elev_2$	Slope (ft/ft)	Manning's "n"	T_{c1} (min)	Length (ft)	$Elev_2$	$Elev_3$	Slope (ft/ft)	Condition TR-55 Fig. 3-1	$V_{av\,g}$ (ft/s)	T_{c2} (min)	T_{cTOTAL} (min)
A-1	100	654.00	653.50	0.005	0.150	16.1	371	653.50	647.30	0.017	Unpaved	2.09	3.0	19.0
B-1	100	653.00	652.00	0.010	0.150	12.2	546	652.00	643.88	0.015	Unpaved	1.97	4.6	16.8
C-1	100	653.00	651.00	0.020	0.150	9.2	545	651.00	643.30	0.014	Paved	2.42	3.8	13.0
D-1	100	649.00	648.00	0.010	0.150	12.2	361	648.00	643.00	0.014	Paved	2.39	2.5	14.7

Existing Condition Summary

Design Point	Drainage Area	Area (ac)	Weighted Runoff Coefficient	TOC (min)	Intensity (in/hr)	Q_{100} (cfs)
A	A-1	1.1	0.54	19.0	7.21	4.29
B	B-1	2.25	0.63	16.8	7.62	10.72
C	C-1	0.81	0.97	13.0	8.45	6.65
D	D-1	0.82	0.79	14.7	8.05	5.19

Existing Condition Weighted Runoff Coefficient Summary

Drainage Area	Total Area	Impervious Area C = 1.0	Pervious Area C = 0.30	Weighted Runoff Coefficient
A-1	1.1	0.379	0.722	0.54
B-1	2.25	1.046	1.204	0.63
C-1	0.81	0.777	0.033	0.97
D-1	0.82	0.570	0.250	0.79

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

ACTION
APPROVED DENIED
STAFF _____ Date _____ Initials
COUNCIL _____ Date _____ Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

TRINITY CHRISTIAN ACADEMY
EXISTING DRAINAGE AREA MAP
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021

DEVELOPER:
CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT:
GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffery W. Dolian, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
FIRM # 10115500 (972) 770-1300
KANSAS REGISTERED ENGINEERING FIRM E-480

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JEFFEREY W. DOLIAN, P.E.
P.E. No. 111926 Date MARCH 2021

PROJECT No. 064510801
DATE: MARCH 8, 2021
SCALE: AS SHOWN
DESIGNED BY: TCP
DRAWN BY: HMB
CHECKED BY: JAD

TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD,
ADDISON, TEXAS 75001

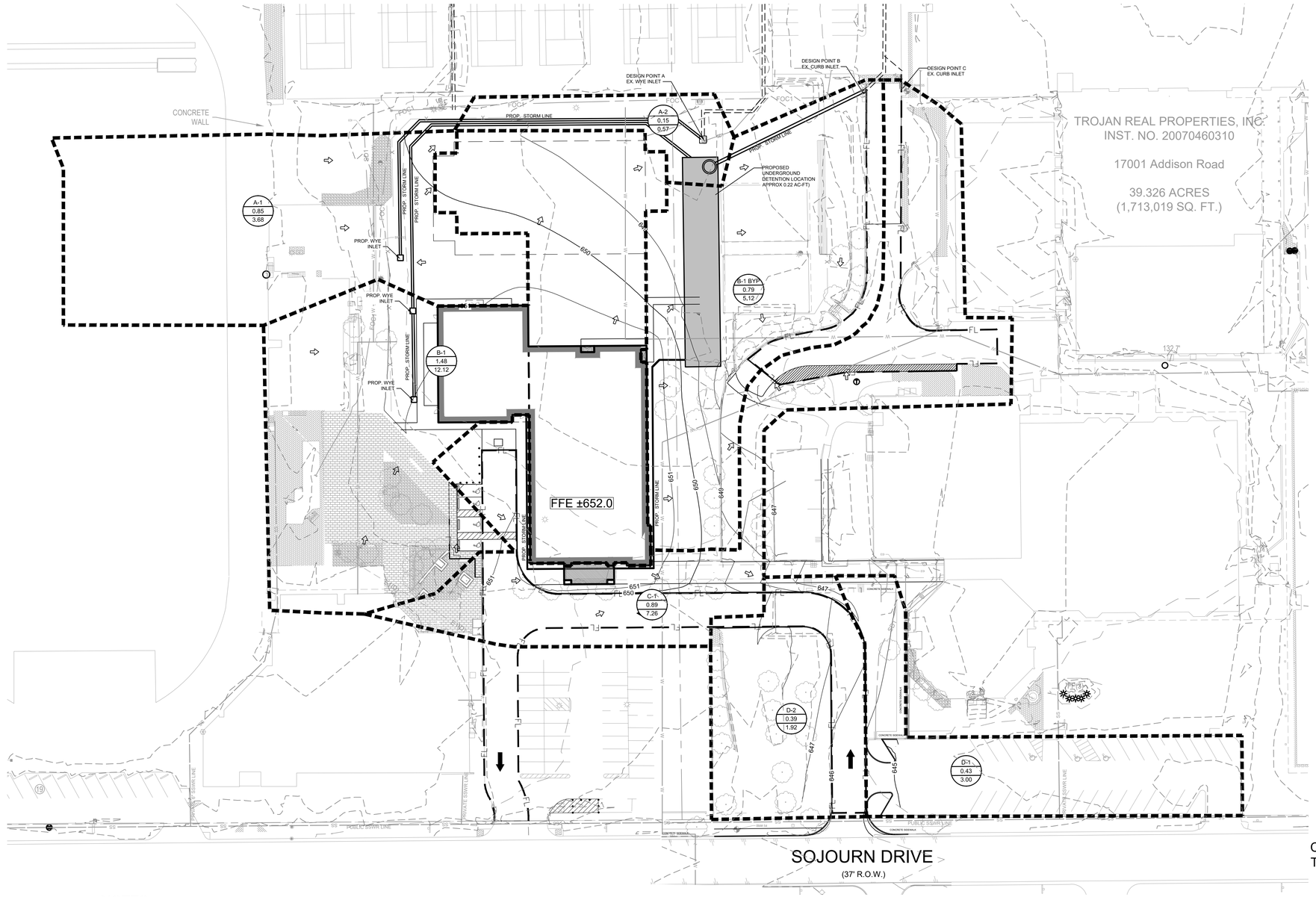
EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-201

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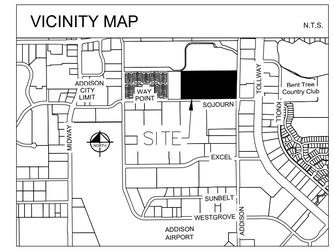
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1":30' SCALE ON 22"X34"

VICINITY MAP N.T.S.



LEGEND

1 / 1.00 Ac. / 7.88 cfs	DRAINAGE AREA NUMBER; ACREAGE; 100-YEAR FLOW
527	EXISTING CONTOUR
527	PROPOSED CONTOUR
	DRAINAGE DIVIDE
	DIRECTION OF FLOW
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM SEWER LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
S	PROPOSED SANITARY SEWER MANHOLE
S	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WYE AND CURB STORM INLETS
	PROPOSED STORM JUNCTION BOX

$Q=C*C_a*I*A$
Q=DESIGN DISCHARGE (CFS)
C=RATIONAL METHOD RUNOFF COEFFICIENT
C_a=RATIONAL METHOD ANTECEDENT PRECIPITATION FACTOR
I=RAINFALL INTENSITY (INCHES/HOUR)
A=DRAINAGE AREA (ACRES)

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

NOTES

1. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE.
2. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

TIME OF CONCENTRATION & LAG TIME
PROPOSED CONDITIONS
TR-55 Methodology

	SHEET FLOW: Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4); 2-year/24-hr Rainfall Depth (in.) from iSWM 3.600						SHALLOW CONCENTRATED FLOW: Tc = L / 60*V						TOTAL
Basin	Length (ft)	$Elev_1$	$Elev_2$	Slope (ft/ft)	Manning's "n"	T_{c1} (min)	Length (ft)	$Elev_2$	$Elev_3$	Slope (ft/ft)	Condition TR-55 Fig. 3-1	$V_{av\,g}$ (ft/s)	T_{c2} (min)	$T_{c\,TOTAL}$ (min)
A-1	100	654.00	653.50	0.005	0.150	16.1	155	653.50	650.00	0.023	Unpaved	2.42	1.1	17.4
A-2	100	649.50	648.50	0.010	0.150	12.2	75	648.50	647.30	0.016	Unpaved	2.04	0.6	13.1
B-1	100	652.87	651.75	0.011	0.150	11.7	67	651.75	650.50	0.019	Unpaved	2.20	0.5	12.6
B-1 Bypass														10.9
C-1	100	653.00	651.00	0.020	0.150	9.2	545	651.00	643.30	0.014	Paved	2.42	3.8	13.0
D-1	100	645.00	644.00	0.010	0.150	12.2	176	644.00	643.00	0.006	Paved	1.53	1.9	14.1
D-2	100	648.50	648.00	0.005	0.150	16.1	85	648.00	645.00	0.035	Paved	3.82	0.4	16.5

Proposed Condition Summary

Design Point	Drainage Area	Area (ac)	Weighted Runoff Coefficient	TOC (min)	Intensity (in/hr)	Q_{100} (cfs)
A	A-1	0.85	0.58	17.4	7.50	3.68
A	A-2	0.15	0.46	13.1	8.43	0.57
B*	B-1	1.48	0.96	12.6	8.55	12.12
B*	B-1 Bypass	0.79	0.72	10.9	9.01	5.12
C	C-1	0.89	0.97	13.0	8.45	7.26
D	D-1	0.43	0.90	14.1	8.19	3.18
D	D-2	0.39	0.66	16.5	7.69	1.98

*Underground detention proposed at this design point to reduce proposed condition flows to match existing condition flows.

Proposed Condition Weighted Runoff Coefficient Summary

Drainage Area	Total Area	Impervious Area C = 1.0	Pervious Area C = 0.30	Weighted Runoff Coefficient
A-1	0.8	0.338	0.510	0.58
A-2	0.1	0.034	0.113	0.46
B-1	1.48	1.390	0.090	0.96
B-1 Bypass	0.79	0.473	0.317	0.72
C-1	0.89	0.847	0.043	0.97
D-1	0.43	0.370	0.060	0.90
D-2	0.39	0.200	0.190	0.66

TRINITY CHRISTIAN ACADEMY
PRELIMINARY DRAINAGE PLAN

FOR

APPROX. 2.5 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021

DEVELOPER:
CBRE
2100 McKinney Avenue, Suite 700
Dallas, TX 75201
Tel. No. 214-707-3233
Contact: Bill Pitts

ARCHITECT:
GFF ARCHITECTS
2808 Fairmont Street, Suite 300
Dallas, Texas 75201
Tel. No. 214-303-1500
Contact: Jeremy Roehr, AIA

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffery W. Dolian, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: (972) 770-1300 FAX: (972) 239-3820
KANSAS REGISTERED ENGINEERING FIRM E-480

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JEFFREY W. DOLIAN, P.E.
P.E. No. 114926 Date MARCH 2021

PROJECT No.	064510801
DATE:	MARCH 8, 2021
SCALE:	AS SHOWN
DESIGNED BY:	TCP
DRAWN BY:	HMB
CHECKED BY:	JAD

TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD,
ADDISON, TEXAS 75001

PRELIMINARY
DRAINAGE PLAN

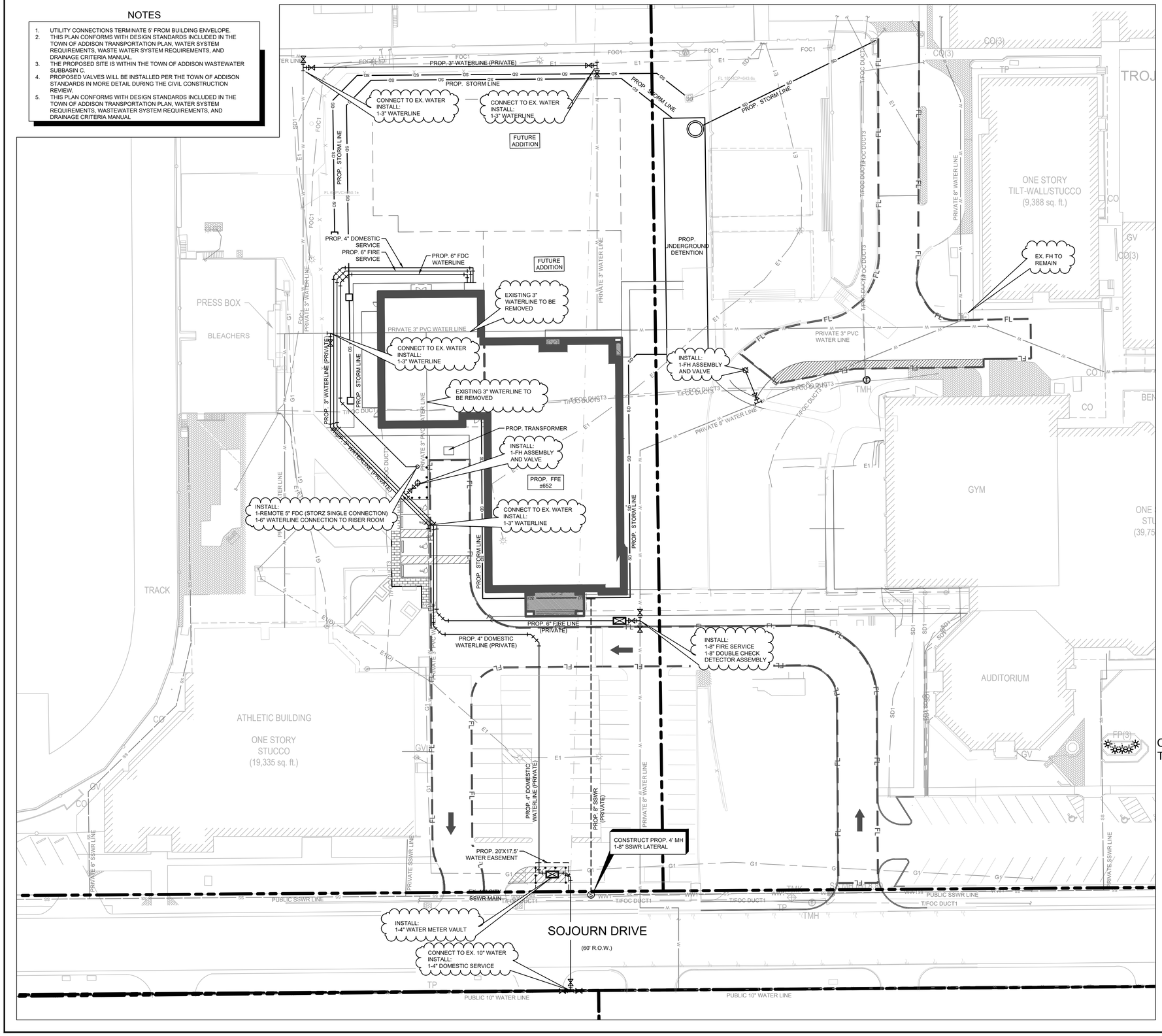
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C-202

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NOTES

1. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE.
2. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
3. THE PROPOSED SITE IS WITHIN THE TOWN OF ADDISON WASTEWATER SUBBASIN C.
4. PROPOSED VALVES WILL BE INSTALLED PER THE TOWN OF ADDISON STANDARDS IN MORE DETAIL DURING THE CIVIL CONSTRUCTION REVIEW.
5. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTEWATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

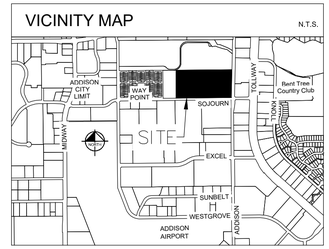


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1"=30' SCALE ON 22"X34"

VICINITY MAP

N.T.S.



LEGEND

- PROPOSED PROPERTY LINE
- FL FL — PROPOSED FIRELANE
- PROPOSED EASEMENT LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM SEWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- SD1 SD1 — EXISTING STORM DRAIN
- WW1 WW1 — EXISTING WASTE WATER LINE
- E1 E1 — EXISTING ELECTRIC (PRIVATE)
- FOC1 FOC1 — EXISTING FIBER OPTIC (SPECTRUM)
- T/FOC DUCT1 — EXISTING TELE & FIBER OPTIC DUCT (PRIVATE)
- T/FOC DUCT2 — EXISTING TELE & FIBER OPTIC DUCT (CENTURYLINK)
- T/FOC DUCT3 — EXISTING TELE & FIBER OPTIC DUCT (AT&T)
- G1 G1 — EXISTING GAS (PRIVATE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- BARRIER FREE RAMP (BFR)
- EX. EXISTING
- PROP. PROPOSED
- TYP. TYPICAL

ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

TRINITY CHRISTIAN ACADEMY
PRELIMINARY UTILITY PLAN

FOR

APPROX. 2.5 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021

DEVELOPER:	ARCHITECT:	CIVIL ENGINEER:
CBRE	GFF ARCHITECTS	KIMLEY-HORN AND ASSOCIATES, INC.
2100 McKinney Avenue, Suite 700	2808 Fairmont Street, Suite 300	13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75201	Dallas, Texas 75201	Dallas, Texas 75240
Tel. No. 214-707-3233	Tel. No. 214-303-1500	Tel. No. 972-770-1300
Contact: Bill Pitts	Contact: Jeremy Roehr, AIA	Contact: Jeffery W. Dolian, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: (972) 770-1300 FAX: (972) 239-3820
KANSAS REGISTERED ENGINEERING FIRM E-480

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JEFFREY W. DOLIAN, P.E.
P.E. No. 114926 Date MARCH 2021

PROJECT No. 064510801	
DATE:	MARCH 8, 2021
SCALE:	AS SHOWN
DESIGNED BY:	TCP
DRAWN BY:	HMB
CHECKED BY:	JAD

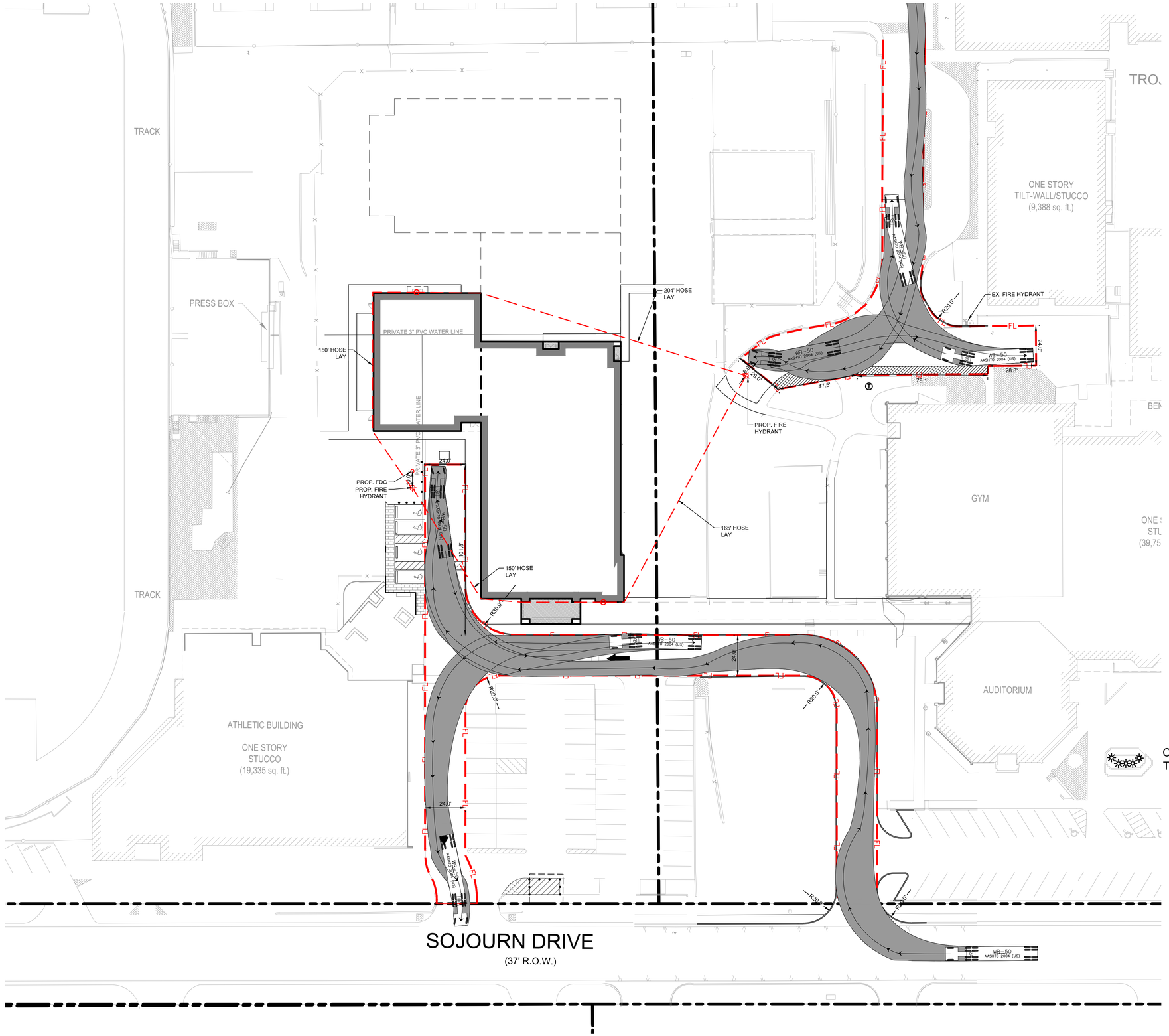
TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD,
ADDISON, TEXAS 75001

PRELIMINARY UTILITY PLAN

SHEET NUMBER
C-301

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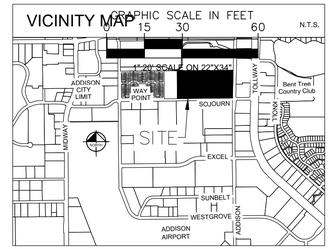


NORTH

VICINITY MAP

GRAPHIC SCALE IN FEET
0 15 30 60
N.T.S.

1"=30' SCALE ON 22"X34"



LEGEND

- - - - -	PROPOSED FIRE HYDRANT COVERAGE
FL——FL	PROPOSED FIRELANE
⊕	PROPOSED FIRE HYDRANT
○	PROPOSED FIRE DEPARTMENT CONNECTION
EX.	EXISTING
PROP.	PROPOSED
TYP.	TYPICAL

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPSED RADII ARE 2' UNLESS NOTED OTHERWISE.
3. ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
6. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.

CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-Z

ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

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

TRINITY CHRISTIAN ACADEMY
FIRE PLAN

FOR

APPROX. 2.5 ACRES OF

LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS
ABSTRACT NO. 1361 AND 1098
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 8, 2021

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Contact: Jeffery W. Dollan, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
KANSAS REGISTERED ENGINEERING FIRM E-480

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Kimley»Horn
Engineer: JEFFREY W. DOLIAN, P.E.
P.E. No. 114926 Date MARCH 2021

PROJECT No.	064510801
DATE:	MARCH 8, 2021
SCALE:	AS SHOWN
DESIGNED BY:	TCP
DRAWN BY:	HMB
CHECKED BY:	JAD

TRINITY CHRISTIAN ACADEMY
17001 ADDISON ROAD,
ADDISON, TEXAS 75001

FIRE PLAN

SHEET NUMBER
C-401

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IMAGES XREF: c2c34 - XREF: eSite - XREF: eSurv - XREF: eRecord - XREF: tUtil - XREF: eExisting
PLOTTED BY PHILLIPS, TESSA 3/8/2021 8:02 AM
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LAYOUT NAME C-401 FIRE PLAN
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Council Meeting **13.**

Meeting Date: 04/13/2021

Department: Development Services

AGENDA CAPTION:

Hold Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5294 Belt Line Road, Suite 106, Which Property is Currently Zoned PD, Planned Development, Through Ordinance O19-22, by Approving a Special Use Permit for a New Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only**. Case 1822-SUP/The Biscuit Bar.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 106, which property is currently zoned Planned Development (PD), through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage, with the exception of their full business name, “The Biscuit Bar”

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING: none.

Please refer to the attached staff report for additional information on this case.

RECOMMENDATION:

Administration recommends approval.

Attachments

1822-Z Ordinance
Presentation - Case 1822-SUP
1822-SUP Staff Report

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR PROPERTY LOCATED AT 5294 BELT LINE ROAD, SUITE 106; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5294 Belt Line Road, Suite 106, is zoned PD, Planned Development, through Ordinance Number O19-22; and

WHEREAS, at its regular meeting held on March 16, 2021 the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption (Case No.1822-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. That a Special Use Permit authorizing a restaurant and authorizing the sale of alcoholic beverages for on-premises consumption only, on the property located at 5294 Belt Line Road, Suite 106, is hereby granted subject to the following conditions:

(a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

(b) The Special Use Permit granted herein for a restaurant with the sale of alcoholic beverages for on-premises consumption shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 3,482 square feet.

(c) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.

(d) The sale of alcoholic beverages under this Special Use Permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.

(e) Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to ensure that the conditions of subparagraph (d) above are being met.

(f) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.

(g) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.

(h) If a license or permit to sell alcoholic beverages on property covered by this Special Use Permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.

(i) The establishment shall not use the term "bar", "tavern", or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises, with the exception of the applicant's full name, "The Biscuit Bar."

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13TH*** day of ***APRIL 2021.***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

EXHIBIT A

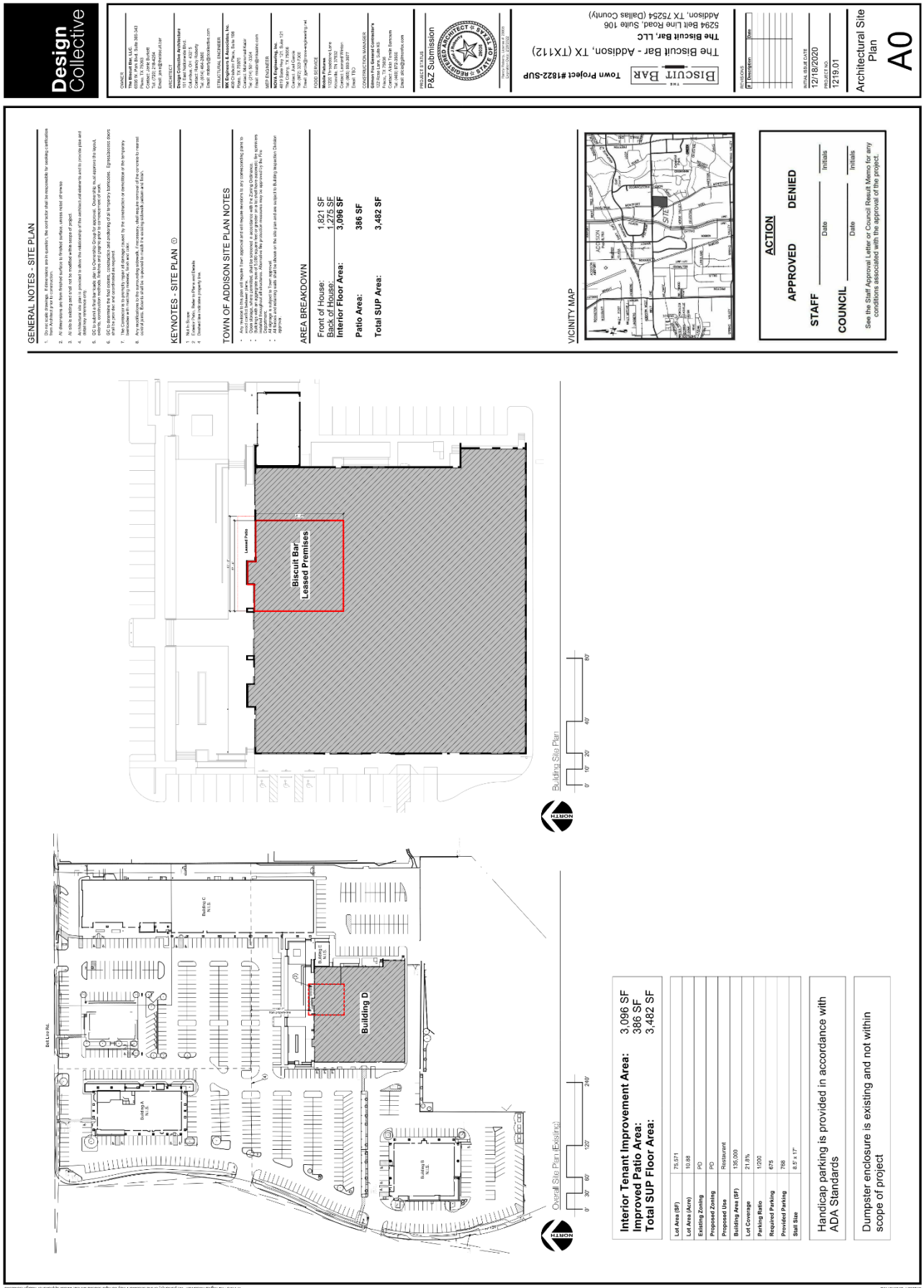
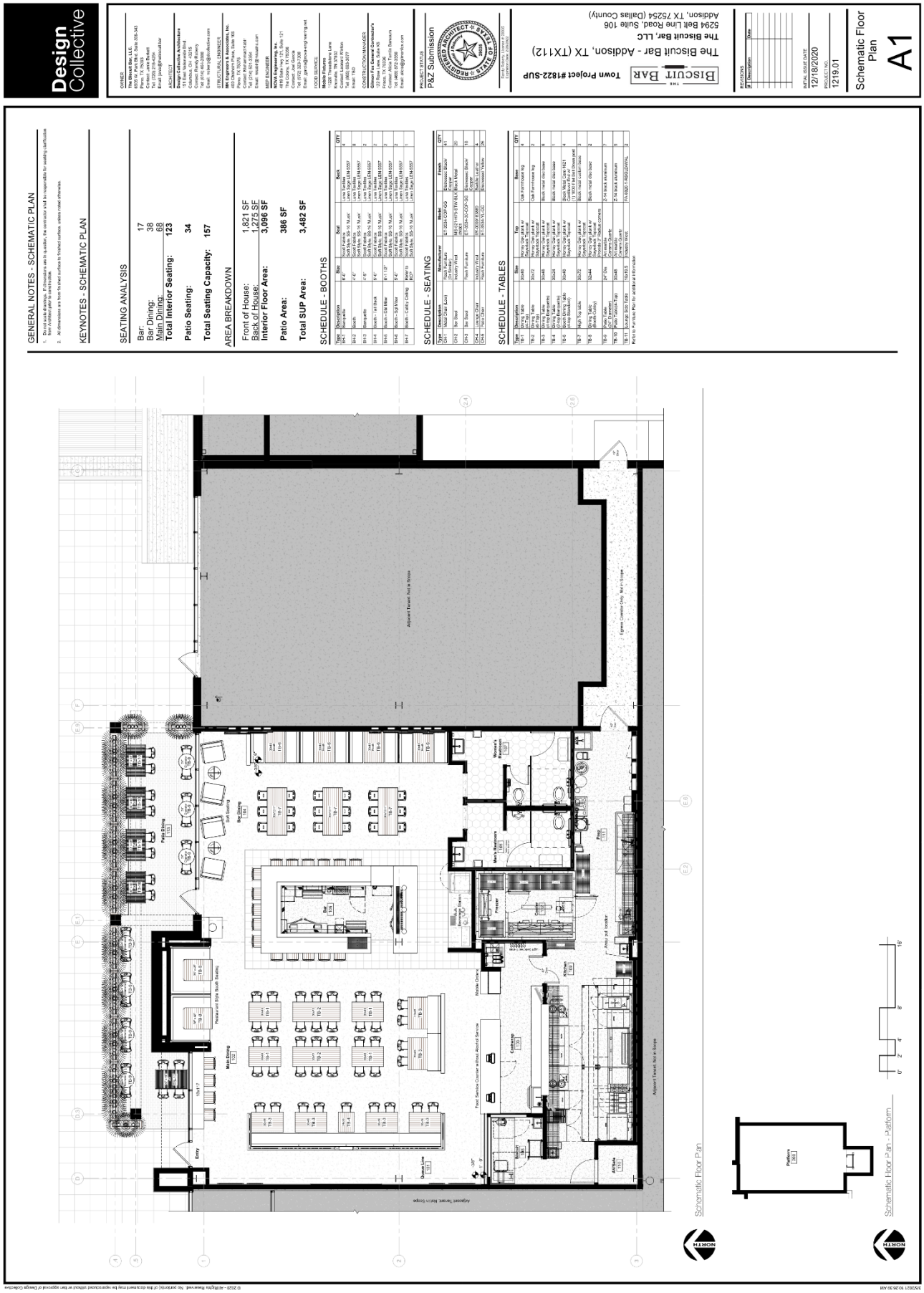

Design Collective
OWNER
The Biscuit Bar, LLC
6550 N. Park Blvd, Suite 340-343
Plano, Texas 75024
Contact: John Burkett
Tel: (720) 218-4254
Email: jburkett@thebiscuitbar.com
ARCHITECT
Design Collective Architects
151 East Hebronville Blvd.
Cedar Hill, TX 75104
Contact: Nancy Hobdy
Tel: (469) 402-0080
Email: nhobdy@dcollective.com
STRUCTURAL ENGINEER
BK Engineers & Associates, Inc.
4925 Greenville Ave., Suite 199
Dallas, TX 75206
Contact: Muhammad Kadir
Tel: (214) 750-2252
Email: mkadir@bkassoc.com
MEP ENGINEER
NOVA Engineering, Inc.
4515 Lyndon B. Johnson Fwy., Ste. 121
The Colony, TX 75056
Contact: Jim Hicks
Tel: (972) 537-1300
Email: jjarrod@nova-engineering.net
FOOD SERVICE
Nicole Peterka
1624 Hackberry Lane
Knoxville, TN 37920
Contact: Nicole Peterka
Tel: (865) 803-3827
Email: TBD
CONSTRUCTION MANAGER
Cadence Construction Maintenance
122 Rose Lane, Suite 65
Frisco, TX 75034
Contact: Jeff Dane Ransom
Tel: (469) 972-3555
Email: dane@cadence.com
PROJECT STATUS
P&Z Submission
Town Project #1822-SUP
The Biscuit Bar - Addison, TX (TX112)
The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)
REVISIONS
Description Date
INITIAL ISSUE DATE
12/18/2020
PROJECT NO.
1219.01
Architectural Site Plan
A0
GENERAL NOTES - SITE PLAN
1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from face of exterior wall to finished surface, unless noted otherwise.
3. All site & building plan and code is modified within scope of project.
4. Architectural site plan is provided to show the relationship of the architectural elements and to provide plan and detail key reference only.
5. GC to submit a final bar scale, plan to Owner/ship Group for approval. Ownership must approve this layout, before submittal for permits, construction and ordering of any materials.
6. GC to dismantle the food trailers, construction and positioning of a temporary bathroom. Egress/access doors shall be per plan and coordinated as required.
7. The Contractor is to promptly repair all damages caused by the construction or demolition of this temporary construction facility to the satisfaction of the Owner.
8. Any modifications to the surrounding sidewalk, if necessary, shall require removal of the concrete to nearest control joints. Ensure to cut this as indicated to match the existing sidewalk pattern and finish.
KEYNOTES - SITE PLAN
1 Mulch Border
2 Cedar Posts - Refer to Floor and Details
3 Exterior Menu Board - Refer to Plans
TOWN OF ADDISON SITE PLAN NOTES
• Any trailers & the plan will require their approval and will require access to any corresponding plans to avoid conflict between parties.
• Outdoor seating is permitted on private property, shall be restricted in accordance with the Zoning Ordinance.
• Building walls an appropriate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout the building in accordance with the provisions of the Fire Code.
• 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.
AREA BREAKDOWN
Front of House: 1,821 SF
Back of House: 1,275 SF
Interior Floor Area: 3,096 SF
Patio Area: 386 SF
Total SUP Area: 3,482 SF
VICINITY MAP
SITE
ACTION
APPROVED
DENIED
STAFF _____ Date _____ Initials
COUNCIL _____ Date _____ Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of this project.
Biscuit Bar Leased Premises
Leased Patio
Building Site Plan
0' 10' 20' 40' 80'
NORTH
Overall Site Plan (Existing)
0' 30' 60' 120' 240'
NORTH
Building C N.I.S.
Building B N.I.S.
Building A N.I.S.
Building D
Belt Line Rd.
Interior Tenant Improvement Area: 3,096 SF
Improved Patio Area: 386 SF
Total SUP Floor Area: 3,482 SF
Lot Area (SF) 75,971
Lot Area (Acre) 10.88
Existing Zoning PD
Proposed Zoning PD
Proposed Use Restaurant
Building Area (SF) 135,000
Lot Coverage 21.8%
Parking Ratio 1/200
Required Parking 675
Provided Parking 768
Stall Size 8.5' x 17'
Handicap parking is provided in accordance with ADA Standards
Dumpster enclosure is existing and not within scope of project

EXHIBIT A



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EXHIBIT A

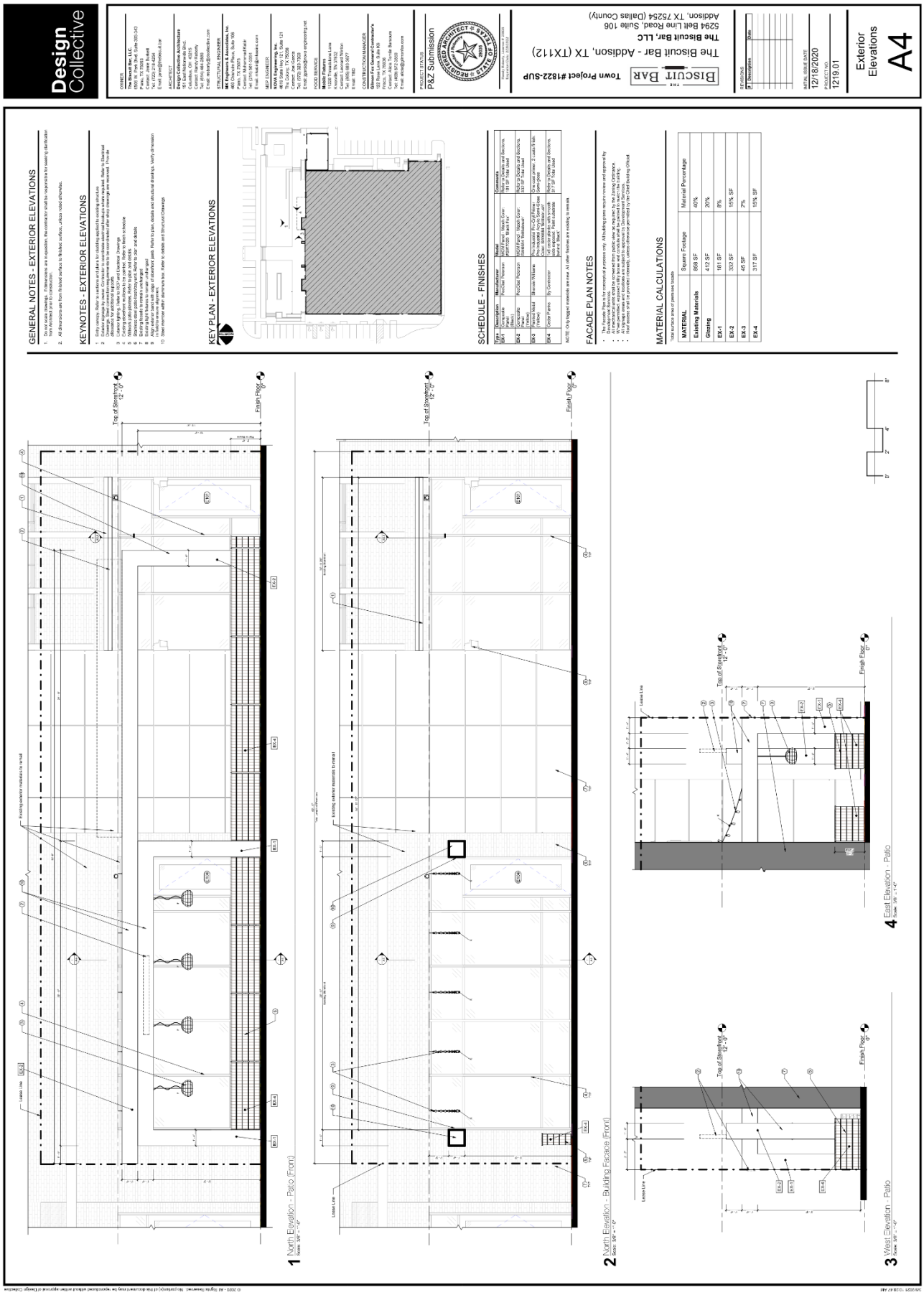
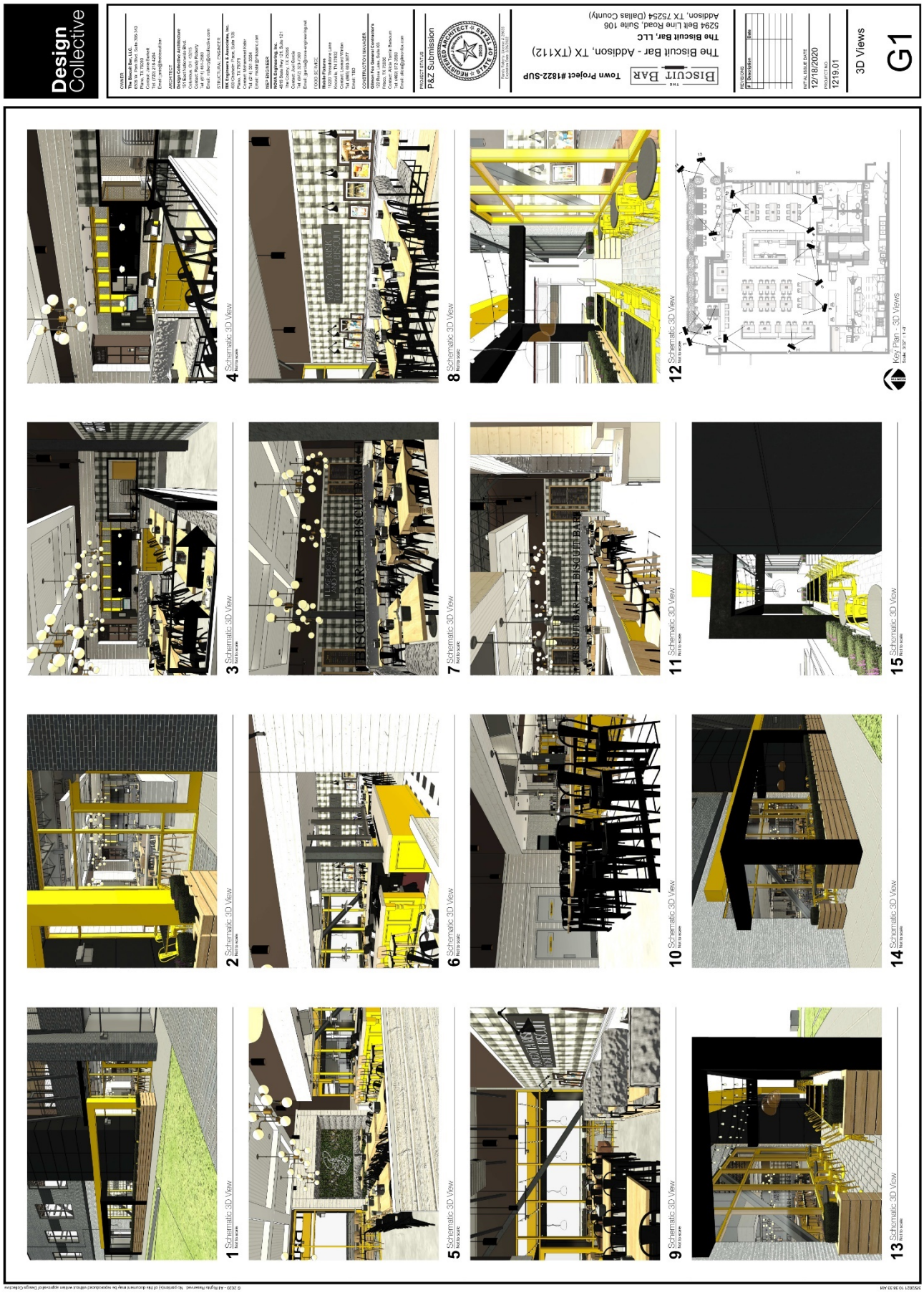

Design Collective
OWNER
The Biscuit Bar, LLC
6056 W. Park Blvd. Suite 380-343
Plano, TX 75093
Contact: Jamie Bullett
Tel: (720) 219-4244
Email: jamie@thebiscuitbar.com
ARCHITECT
Design Collective Architecture
161 East Nationwide Blvd.
Columbus, OH 43215
Contact: Randy Nalevka
Tel: (614) 372-1000
Email: rnalevka@dcollective.com
STRUCTURAL ENGINEER
MK Engineers & Associates, Inc.
4801 Charlotin Plaza, Suite 100
Charlotte, NC 28217
Contact: Muhammad Kadir
Tel: (704) 527-1933
Email: mkadir@mkassoc.com
MEP ENGINEER
NOVA Engineering, Inc.
1320 Greenway Drive, Ste 121
Irving, TX 75038
Contact: Sam Chong
Tel: (469) 916-3334
Email: gpratt@nova-engineering.net
FOOD SERVICE
Middle Fixtures
1330 Lamar Avenue, Suite 1
Knoxville, TN 37932
Contact: Jeff Middleton
Tel: (865) 963-3677
Email: TBD
CONSTRUCTION MANAGER
Bluestone Construction Partners
122 Rose Lane, Suite 65
Frisco, TX 75034
Contact: Mike Duncan
Tel: (469) 972-3003
Email: mike@gbmmbs.com
PROJECT STATUS
P&Z Submission
Issued for Permit
Construction Documents
The Biscuit Bar - Addison, TX (TX112)
The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)
Town Project #1822-SUP
REVISIONS
Description Date
ISSUE DATE
12/18/2020
PROJECT NO.
1219.01
Exterior Elevations
A4
GENERAL NOTES - EXTERIOR ELEVATIONS
1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surfaces to finished surface, unless noted otherwise.
KEYNOTES - EXTERIOR ELEVATIONS
1 Entry canopy. Refer to section at Lobby for cladding attached to existing structure.
2 Exterior signage by owner. Contractor to coordinate electrical hookups where required. Refer to Electrical drawings for power requirements. Contractor to coordinate with Landlord for installation of exterior signage.
3 Existing storefront mullions to be painted. Refer to finish schedule
4 Existing storefront glazing to remain. Refer to Storefront Elevations for additional materials
5 Stainless steel cable trellis/tray with. Refer to plan and details
6 Existing exterior wall to remain, unless noted
7 Existing light fixtures to remain, unless noted
8 Align mullions / seam with edge of storefront jamb. Refer to plan, details and structural drawings. Verify dimension with storefront manufacturer.
10 Steel member either aluminum box. Refer to details and Structural Drawings
KEY PLAN - EXTERIOR ELEVATIONS
SCHEDULE - FINISHES
Type | Description | Manufacturer | Model | Comments
EX-1 | Composite Panels | Reynobond | PE55 Pearl - Match Color: 2DW7003 Matte Finish | Refer to Details and Sections. 161 SF Total Used
EX-2 | Composite Panels | Reynobond | PE24 Pearl - Match Color: Sherwin Williams | Refer to Details and Sections. 332 SF Total Used
EX-3 | Fiber Cement Panels | Nichiha | Nichiha Architectural Wall Panels Smooth Finish | Refer to Details and Sections. Seam Options: 2 Colors to be determined
EX-4 | Cedar Panels | By Contractor | Tall stain panels with smooth finish. Color to be selected and to be Black | Refer to Details and Sections. 317 SF Total Used
NOTE: Only tagged materials are new. All other finishes are existing to remain.
FACADE PLAN NOTES
The Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
Facade plans must be submitted with the Site Plan and Elevation Plan Application.
All new openings, exposed utility boxes and conduits shall be painted to match the existing.
Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.
MATERIAL CALCULATIONS
Total surface area of permit area include:
MATERIAL | Square Footage | Material Percentage
Existing Materials | 868 SF | 40%
Glazing | 419 SF | 20%
EX-1 | 161 SF | 8%
EX-2 | 332 SF | 15% SF
EX-3 | 45 SF | 2%
EX-4 | 317 SF | 15% SF
1 North Elevation - Patio (Front) Scale: 3/8" = 1'-0"
2 North Elevation - Building Facade (Front) Scale: 3/8" = 1'-0"
3 West Elevation - Patio Scale: 3/8" = 1'-0"
4 East Elevation - Patio Scale: 3/8" = 1'-0"
Top of Storefront 12' - 0"
Finish Floor 0' - 0"
Lease Line
Existing exterior materials to remain
0' 2' 4' 8'
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EXHIBIT A


Design Collective
OWNER
The Biscuit Bar, LLC.
4924 Belt Line Rd., Suite 106-143
Addison, TX 75254
Contact: Jamie Hurbel
Tel: (214) 770-0454
Email: jamie@themichaelhar
ARCHITECT
Design Collective Architecture
3512 Fairmount Blvd.
Cleveland, OH 44115
Contact: Randy Rockey
Tel: (216) 881-7900
Email: rrockey@collective.com
STRUCTURAL ENGINEER
MK Engineers & Associates, Inc.
4925 Greenville Ave., Suite 200
Dallas, TX 75206
Contact: Jonathan Hunter
Tel: (214) 561-3334
Email: mke@mkdallas.com
MEP ENGINEER
Mechanical Engineering Inc.
4515 Belt Line Rd., Suite 121
The Colony, TX 75056
Contact: Jeff Hall
Tel: (972) 323-7180
Email: jeff.hall@mechanicalengineering.net
AUDIO/VISUAL
Audio Visual Systems
1520 Throckmorton Lane
Fort Worth, TX 76102
Contact: Forrest Wilson
Tel: (469) 693-3277
Email: forrest@avsystems.com
COASTAL/FOOD SERVICE/GC
Glasser Fire General Contractor's
122 Russ Lane, Suite 60
Flower Mound, TX 75028
Contact: Alicia Tierney Bassoun
Tel: (214) 906-1000
Email: alicia.t@glasserfire.com
REGISTERED ARCHITECT
STATE OF TEXAS
Randy Rockey Licensed Architect
Commission No. 29255
PROJECT STATUS
P&Z Submission
BISCUIT BAR
THE
Town Project #1822-SUP
The Biscuit Bar - Addison, TX (TX112)
The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)
REVISIONS
Description Date
INCAL ISSUE DATE
12/18/2020
PROJECT NO.
1219.01
3D Views
G1
1 Schematic 3D View
2 Schematic 3D View
3 Schematic 3D View
4 Schematic 3D View
5 Schematic 3D View
6 Schematic 3D View
7 Schematic 3D View
8 Schematic 3D View
9 Schematic 3D View
10 Schematic 3D View
11 Schematic 3D View
12 Schematic 3D View
13 Schematic 3D View
14 Schematic 3D View
15 Schematic 3D View
Key Plan - 3D Views
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3/5/2021 10:38:33 AM

The Biscuit Bar Special Use Permit (1822-SUP)

Case 1822-SUP The Biscuit Bar

LOCATION:

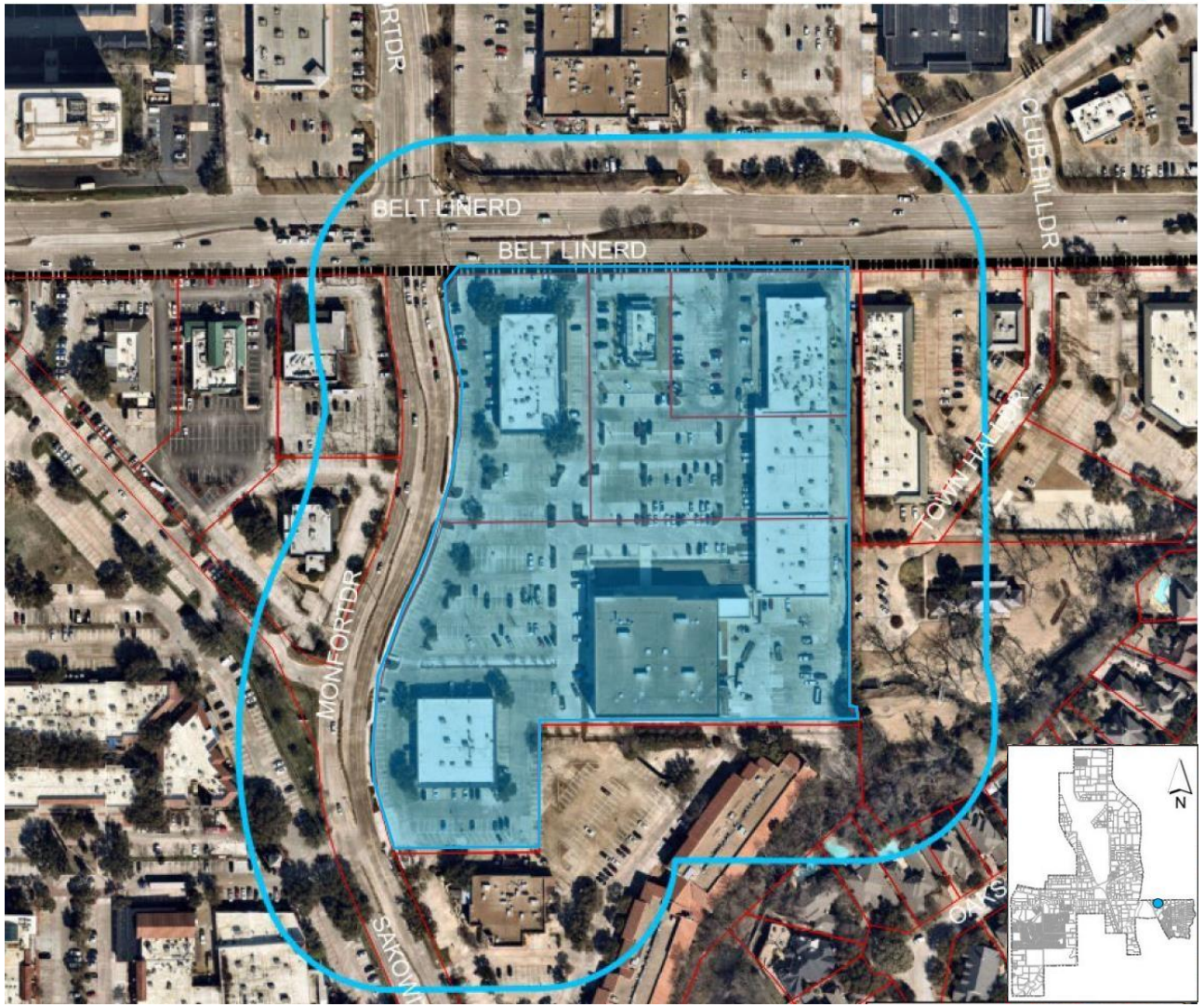
5294 Belt Line Road, Suite 106

REQUEST:

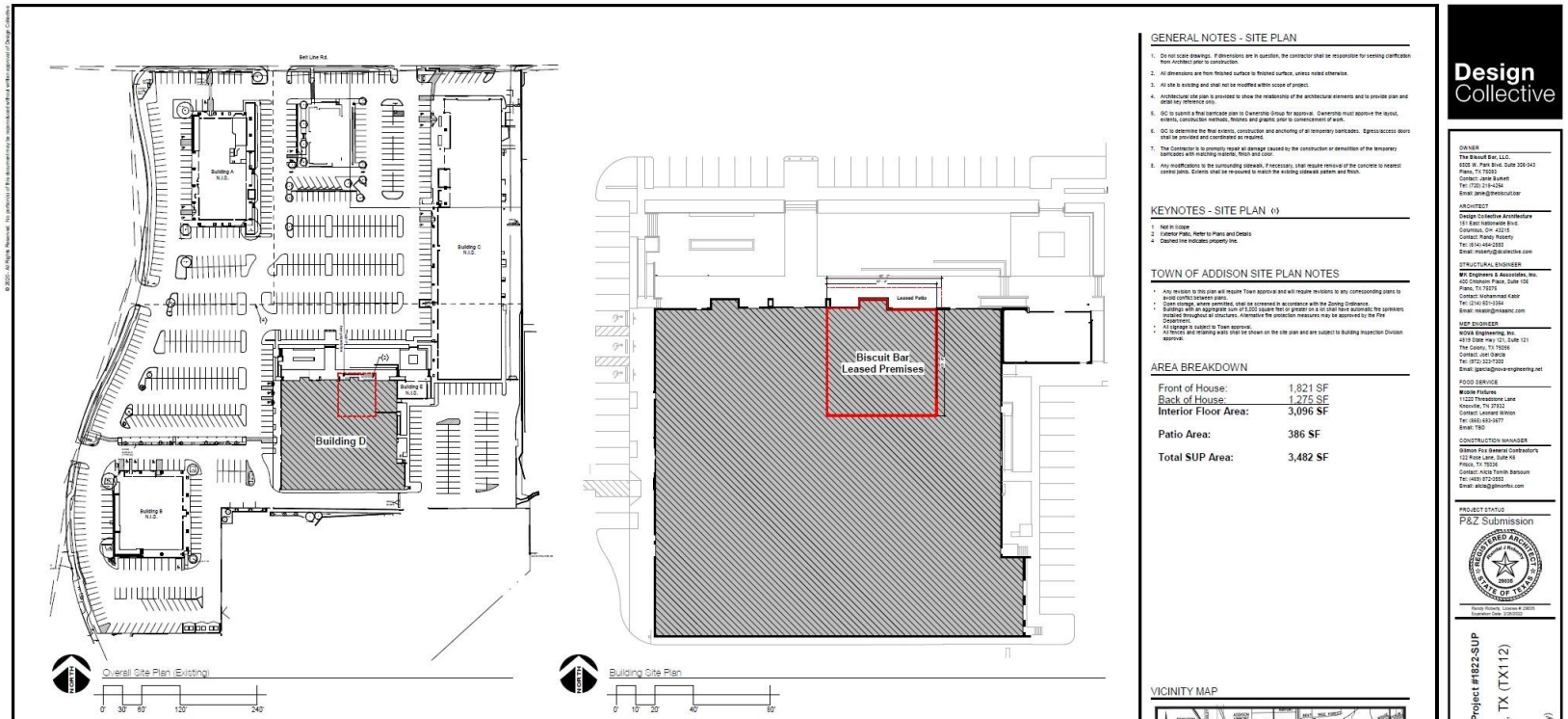
Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, to permit a new restaurant with a patio.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed use and associated site conditions at the subject property.



Case 1822-SUP The Biscuit Bar



Interior Tenant Improvement Area:	3,096 SF
Improved Patio Area:	386 SF
Total SUP Floor Area:	3,482 SF

Lot Area (SF)	76,571
Lot Area (Acre)	10.86
Existing Zoning	PD
Proposed Zoning	PD
Proposed Use	Restaurant
Building Area (SF)	135,000
Lot Coverage	21.8%
Parking Ratio	1/200
Required Parking	675
Provided Parking	768
Stall Size	8.5' x 17'

Handicap parking is provided in accordance with ADA Standards

Dumpster enclosure is existing and not within scope of project

GENERAL NOTES - SITE PLAN

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.
3. All site is existing and shall not be modified within scope of project.
4. Architectural site plan is provided to show the relationship of the architectural elements and to provide plan and detail key reference only.
5. GC to submit a final barricade plan to Ownership Group for approval. Ownership must approve the layout, extents, construction methods, finishes and graphic prior to commencement of work.
6. GC to determine the final extents, construction and anchoring of all temporary barricades. Egress/access doors shall be provided and coordinated as required.
7. The Contractor is to promptly repair all damage caused by the construction or demolition of the temporary barricades with matching material, finish and color.
8. Any modifications to the surrounding sidewalk, if necessary, shall require removal of the concrete to nearest control joints. Extents shall be re-scored to match the existing sidewalk pattern and finish.

KEYNOTES - SITE PLAN (-)

1. Not in scope.
2. Exterior Patio. Refer to Plans and Details
4. Dashed line indicates property line.

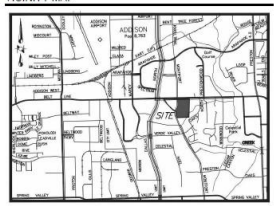
TOWN OF ADDISON SITE PLAN NOTES

- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflict between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- 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.

AREA BREAKDOWN

Front of House:	1,821 SF
Back of House:	1,275 SF
Interior Floor Area:	**3,096 SF**
Patio Area:	**386 SF**
Total SUP Area:	**3,482 SF**

VICINITY MAP



ACTION

APPROVED **DENIED**

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

Design Collective

OWNER
The Biscuit Bar, LLC.
6535 W. Park Blvd. Suite 306-343
Plano, TX 75093
Contact: Jane Burkett
Tel: (720) 219-4284
Email: jane@thebiscuitbar

ARCHITECT
Design Collective Architecture
161 East Nationwide Blvd.
Columbus, OH 43215
Contact: Randy Roberts
Tel: (614) 464-2550
Email: mckerry@dcarchitect.com

STRUCTURAL ENGINEER
MK Engineers & Associates, Inc.
400 Chisholm Place, Suite 106
Plano, TX 75075
Contact: Mohammad Kabir
Tel: (214) 837-3364
Email: mkabir@mkaainc.com

MEP ENGINEER
NOVA Engineering, Inc.
4819 State Hwy 121, Suite 121
The Colony, TX 75056
Contact: Joel Garcia
Tel: (972) 323-7200
Email: jgarcia@nova-engineering.net

FOOD SERVICE
Mobile Fixtures
11222 Threadstone Lane
Knoxville, TN 37932
Contact: Leonard Kinzon
Tel: (865) 693-3477
Email: TBD

CONSTRUCTION MANAGER
Gibson Fox General Contractor's
122 Rose Lane, Suite K6
Frisco, TX 75034
Contact: Alicia Tomlin Barsoum
Tel: (469) 972-0955
Email: alicia@gibsonfox.com

PROJECT STATUS
P&Z Submission

Randy Roberts License # 29835
Expiration Date: 2/28/2022

Biscuit Bar
Town Project #1822-SUP
The Biscuit Bar - Addison, TX (TX112)
The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)

REVISIONS

#	Description	Date

INITIAL ISSUE DATE
12/18/2020
PROJECT NO.
1219.01

Architectural Site Plan
A0

PROJECT HISTORY:

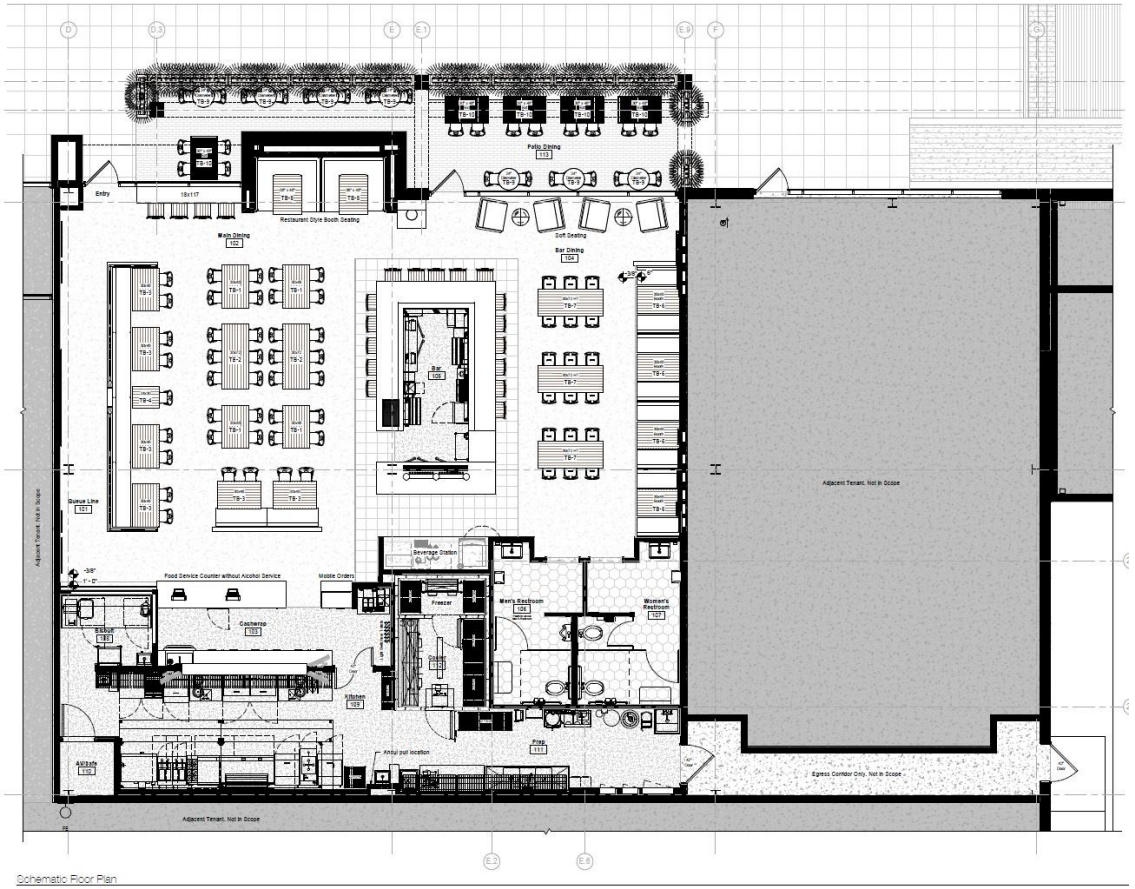
June 2019 – Rezoned to PD to support reinvestment in Prestonwood Place

Present – Ongoing renovation of former Service Merchandise building, creating space for this use, plus recently opened Mendocino Farms and office space for Catapult Health

Case 1822-SUP The Biscuit Bar

Restaurant Use:

- 3,096 SF of interior floor area
- 386 SF of patio space
- Seating for 123 indoors, 34 on the patio
- Offers alcohol sales for on premises consumption



Schematic Floor Plan

Case 1822-SUP The Biscuit Bar



PARKING:

Overall site exceeds PD parking requirements by 93 spaces

OPEN SPACE AND LANDSCAPE:

Plans comply with landscape requirements of the PD

EXTERIOR APPEARANCE:

Façade improvements were largely completed with the overall building improvements; changes resulting from tenant finish out comply with the PD

SIGNS:

Use of the term “BAR” in exterior signage shall only be used in association with their business name

Case 1822-SUP The Biscuit Bar

RECOMMENDATION:

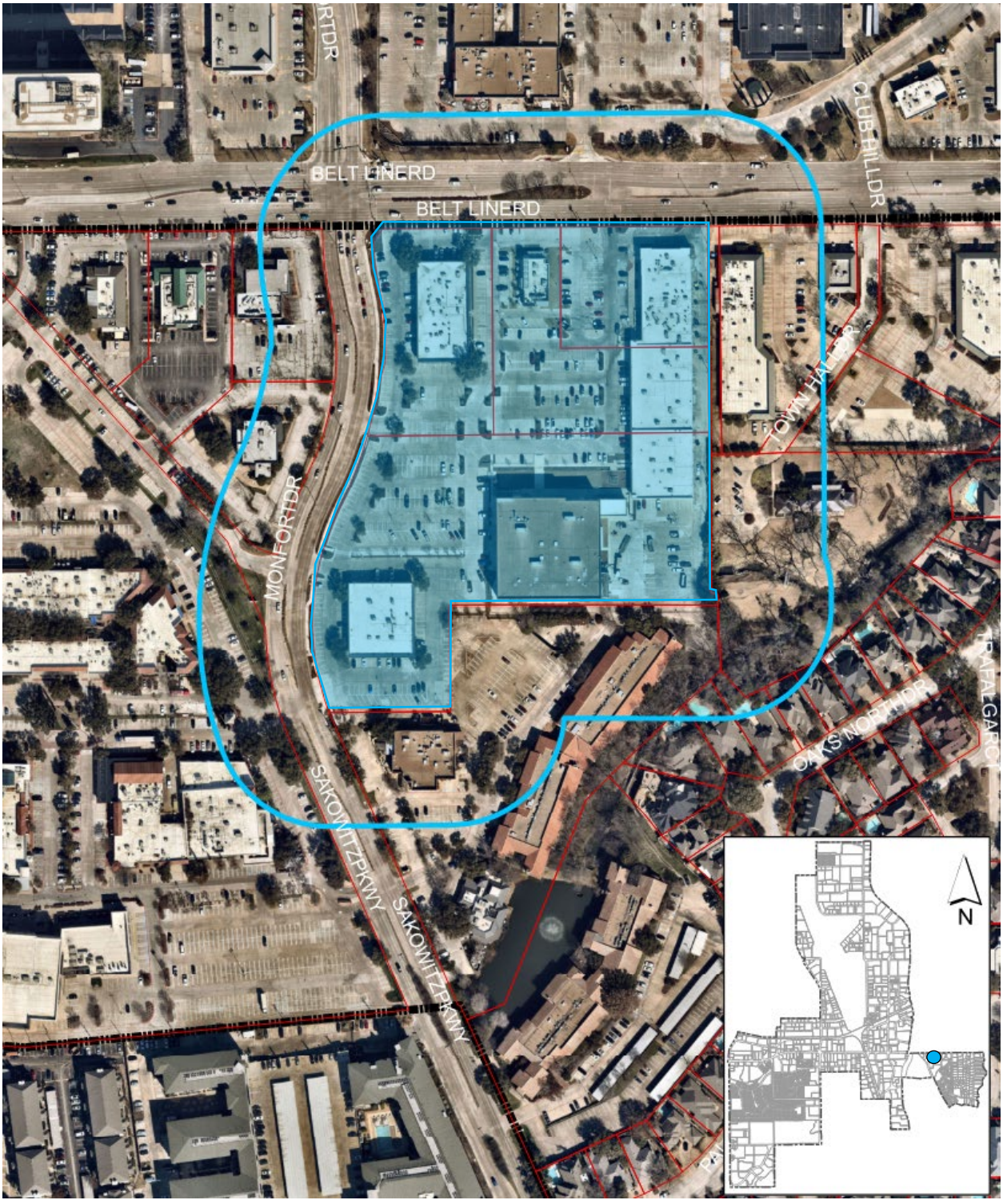
Staff recommends **approval of the request, subject to the following condition**:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage, with the exception of their full business name “The Biscuit Bar”

1822-SUP

PUBLIC HEARING Case 1822-SUP/The Biscuit Bar. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 106, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP



March 11, 2021

STAFF REPORT

RE:	1822-SUP/The Biscuit Bar
LOCATION:	5294 Belt Line Road, Suite 106
REQUEST:	Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, to permit a new restaurant with a patio.
APPLICANT:	Jake Burkett, The Biscuit Bar

DISCUSSION:

Background: This proposed restaurant is situated within the Prestonwood Place shopping center, which is located at the southeast corner of Belt Line Road and Montfort Drive. This center was recently rezoned to PD, Planned Development, through Ordinance O19-22, to allow for renovation of the existing buildings in an effort to attract a broader mix of tenants.

A new tenant, The Biscuit Bar, is interested in a ground floor lease space in Building D, the former Service Merchandise building. This building has recently undergone significant renovation to accommodate ground floor retail and restaurant tenants, with office above. The Biscuit Bar is proposing a restaurant with the sale of alcoholic beverages for on premises consumption only, which triggers the requirement for a new Special Use Permit (SUP).

The Biscuit Bar is a fast-casual southern style restaurant open for breakfast, lunch, dinner and late nights, offering biscuits, tots and taps. Their menu features an assortment of savory and sweet biscuit sandwiches made from scratch, in house, craft cocktails, and locally sourced brews, cold brew coffee or kombucha, all offered on tap.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption only. The new restaurant space would total 3,482 square feet, inclusive of a 386 square-foot outdoor patio area. The floor plan shows a large open concept dining area, with a central bar area and a service counter along the back wall. The interior dining room seats 123 and the outdoor patio seats 34.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the center's total square footage, inclusive of the new tenant space, it requires 675 parking spaces. There are currently 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades. Improvements to the building façade were completed with the overall improvements to the building. The new tenant proposes minor painting, signage, and exterior lighting refinements to Suite 106.

Landscaping: The landscape plans were recently reviewed through the rezoning process for the shopping center. As improvements have occurred, the development team has worked to maximize compliance with the Town's landscape requirements.

Signs. While signs are not approved through the SUP process, Staff would note that the term "bar" is a prominent part of this restaurant's identity and its signage. During a typical SUP review process, the Town often prohibits terms or graphic depictions that relate to alcoholic beverages in any exterior signage. However, in similarly situated cases in the past, where the tenant's main focus is specifically on the food concept and not alcoholic beverages, the term "bar" has been equated to the use of terms such as "salad bar" or "dessert bar."

In this case, the term "bar" should not be eliminated from the restaurant's exterior signage specifically for this tenant's business name, "The Biscuit Bar." However, any other terms or graphic depictions that relate to alcoholic beverages shall be prohibited in any exterior signage.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The Biscuit Bar is one of several new tenants that are expected as a result of the rezoning of this shopping center. This is a modern and unique concept that will be a great addition to the evolving Prestonwood Place shopping center.

Staff recommends approval of the request, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage, with the exception of their full business name "The Biscuit Bar"

Case 1822-SUP/The Biscuit Bar

March 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 106, which property is currently zoned Planned Development (PD), through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only, subject to the following condition:

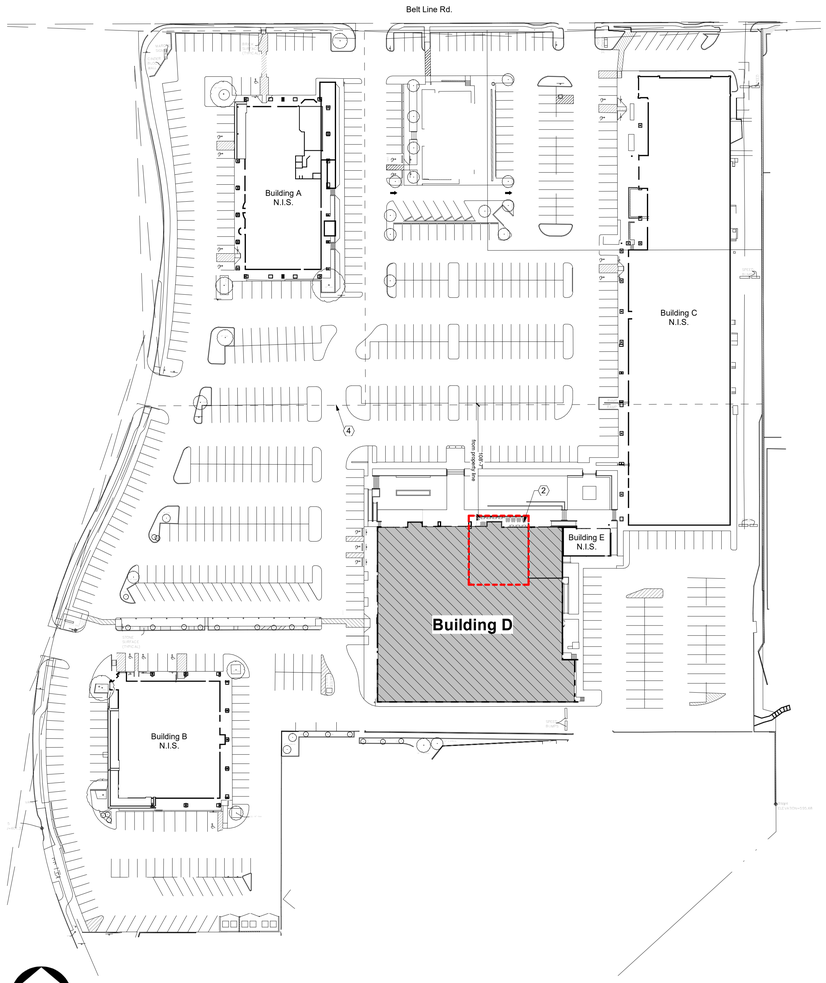
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage, with the exception of their full business name, "The Biscuit Bar"

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

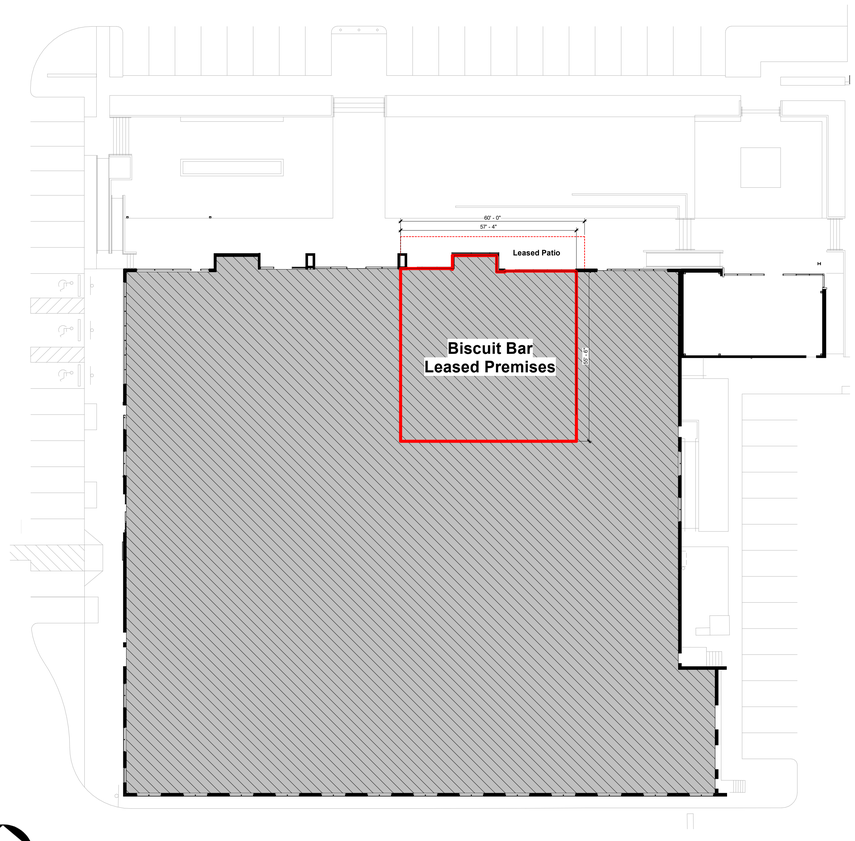
SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

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Overall Site Plan (Existing)



Building Site Plan

Interior Tenant Improvement Area:	3,096 SF
Improved Patio Area:	386 SF
Total SUP Floor Area:	3,482 SF

Lot Area (SF)	75,571
Lot Area (Acre)	10.88
Existing Zoning	PD
Proposed Zoning	PD
Proposed Use	Restaurant
Building Area (SF)	135,000
Lot Coverage	21.8%
Parking Ratio	1/200
Required Parking	675
Provided Parking	768
Stall Size	8.5' x 17'

Handicap parking is provided in accordance with ADA Standards

Dumpster enclosure is existing and not within scope of project

GENERAL NOTES - SITE PLAN

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.
3. All site is existing and shall not be modified within scope of project.
4. Architectural site plan is provided to show the relationship of the architectural elements and to provide plan and detail key reference only.
5. GC to submit a final barricade plan to Ownership Group for approval. Ownership must approve the layout, extents, construction methods, finishes and graphic prior to comencement of work.
6. GC to determine the final extents, construction and anchoring of all temperary barricades. Egress/access doors shall be provided and coordinated as required.
7. The Contractor is to promptly repair all damage caused by the construction or demolition of the temporary barricades with matching material, finish and color.
8. Any modifications to the surrounding sidewalk, if necessary, shall require removal of the concrete to nearest control joints. Extents shall be re-poured to match the existing sidewalk pattern and finish.

KEYNOTES - SITE PLAN (1)

1 Not In Scope
2 Exterior Patio, Refer to Plans and Details
4 Dashed line indicates property line.

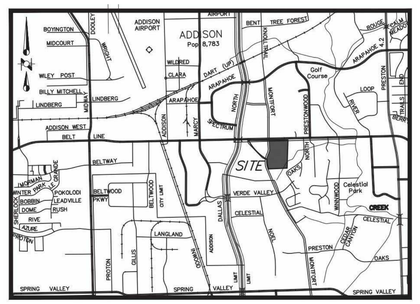
TOWN OF ADDISON SITE PLAN NOTES

- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflict between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic 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.

AREA BREAKDOWN

Front of House:	1,821 SF
Back of House:	1,275 SF
Interior Floor Area:	**3,096 SF**
Patio Area:	**386 SF**
Total SUP Area:	**3,482 SF**

VICINITY MAP



ACTION

APPROVED **DENIED**

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

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

Design Collective

OWNER
The Biscuit Bar, LLC.
6505 W. Park Blvd. Suite 306-343
Plano, TX 75093
Contact: Janie Burkett
Tel: (720) 218-4254
Email: janie@thebiscuit.bar

ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Contact: Randy Roberty
Tel: (614) 464-2880
Email: rroberty@dcollective.com

STRUCTURAL ENGINEER
MK Engineers & Associates, Inc.
400 Chisholm Place, Suite 106
Plano, TX 75075
Contact: Mohammad Kabir
Tel: (214) 501-3354
Email: mkabir@mkaainc.com

MEP ENGINEER
NOVA Engineering, Inc.
4819 State Hwy 121, Suite 121
The Colony, TX 75056
Contact: Joel Garcia
Tel: (972) 323-7300
Email: jgarcia@nova-engineering.net

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Mobile Fixtures
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122 Rose Lane, Suite K6
Frisco, TX 75036
Contact: Alicia Tomlin Barsoum
Tel: (469) 872-3550
Email: alicia@gilmonfox.com

PROJECT STATUS
P&Z Submission

REGISTERED ARCHITECT Randal J Roberty STATE OF TEXAS 29035

Randy Roberty, License #: 29035
Expiration Date: 2/28/2022

Town Project #1822-SUP

THE BISCUIT BAR

The Biscuit Bar - Addison, TX (TX112)

The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)

REVISIONS

#	Description	Date

INITIAL ISSUE DATE
12/18/2020

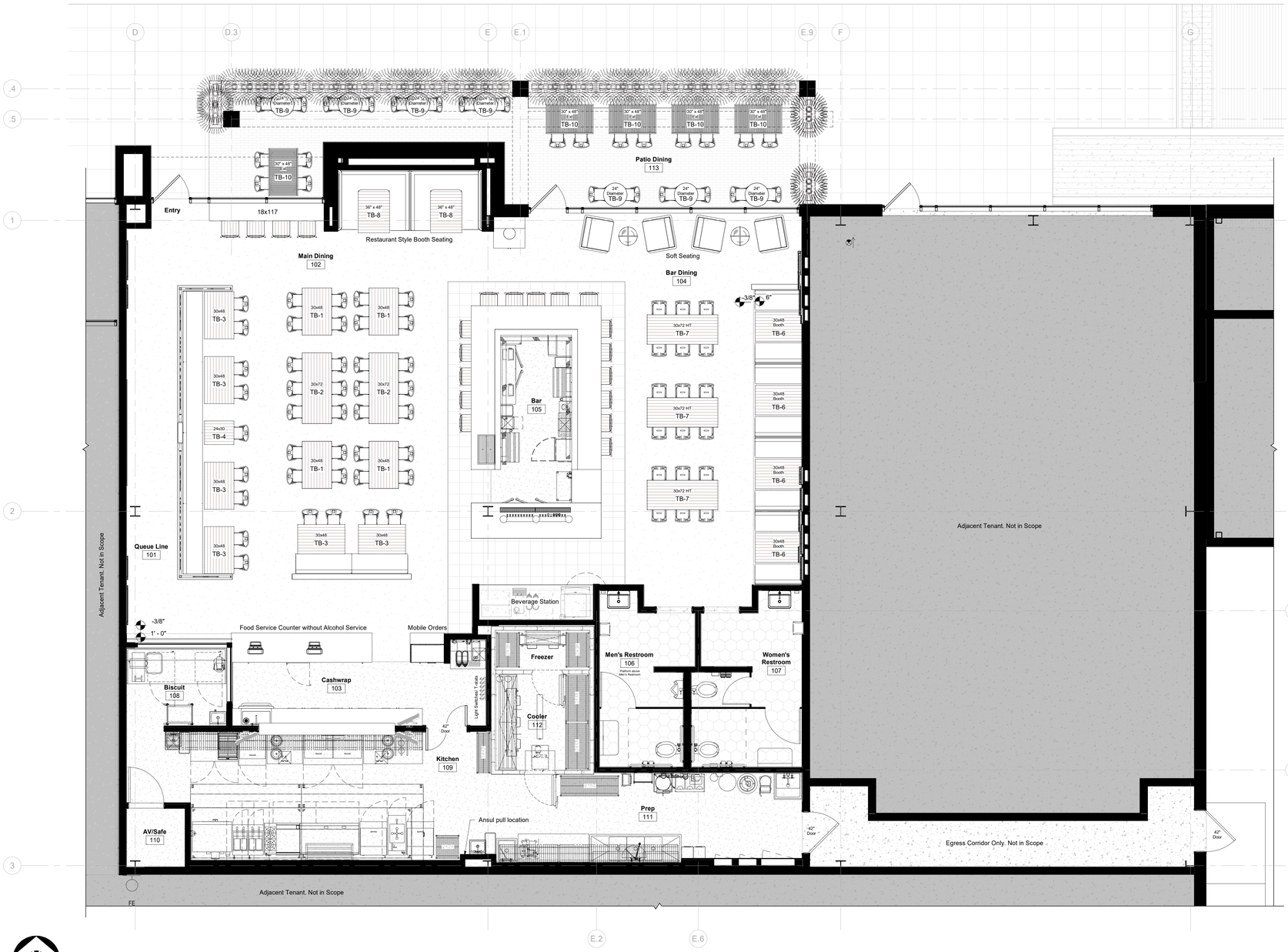
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1219.01

Architectural Site Plan

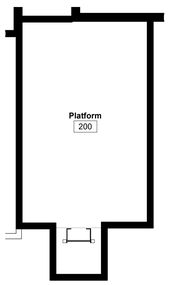
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Schematic Floor Plan



Schematic Floor Plan - Platform

0' 2' 4' 8' 16'

GENERAL NOTES - SCHEMATIC PLAN

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - SCHEMATIC PLAN

SEATING ANALYSIS

Bar:	17
Bar Dining:	38
Main Dining:	68
Total Interior Seating:	**123**
Patio Seating:	**34**
Total Seating Capacity:	**157**

AREA BREAKDOWN

Front of House:	1,821 SF
Back of House:	1,275 SF
Interior Floor Area:	**3,096 SF**
Patio Area:	**386 SF**
Total SUP Area:	**3,482 SF**

SCHEDULE - BOOTHS

Type	Description	Size	Seat	Back	QTY
BH-1	Banquette	6'-0"	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	4
BH-2	Booth	4'-0"	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	8
BH-3	Banquette	4'-9"	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	2
BH-4	Booth - Tall Back	5'-0"	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	2
BH-5	Booth - Dbl Miter	6'-1 1/2"	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	2
BH-6	Booth - Sgl Miter	5'-0"	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	2
BH-7	Booth - Cubby Ceiling	Refer to RCP	Scott Fabrics Soft Style, SS-16 'Musk'	Luna Textiles Linen Sage LEN-5557	1

SCHEDULE - SEATING

Type	Description	Manufacturer	Model	Finish	QTY
CH-1	Metal Chair (Low)	Flash Furniture (Or Similar)	ET-3534-COP-GG	Distressed Black/ Copper	41
CH-2	Bar Stool	Industry West	MS-521-H75-STW-BLK /IW001	Black Metal	20
CH-3	Bar Stool	Flash Furniture	ET-3534-30-COP-GG	Distressed Black/ Copper	18
CH-4	Lounge Chair	Industry West	IW-0000183889	Saddle Leather	4
CH-5	Patio Chair	Flash Furniture	ET-3534-YL-GG	Distressed Yellow	26

SCHEDULE - TABLES

Type	Description	Size	Top	Base	QTY
TB-1	Dining Table (4-Top)	30x48	Honey Oak plank w/ Sayerlack Topcoat	Oak Farmhouse leg	4
TB-2	Dining Table (6-Top)	30x72	Honey Oak plank w/ Sayerlack Topcoat	Oak Farmhouse leg	2
TB-3	Dining Table (4-top Banquette)	30x48	Honey Oak plank w/ Sayerlack Topcoat	Black metal disc base	6
TB-4	Dining Table (2-top Banquette)	30x24	Honey Oak plank w/ Sayerlack Topcoat	Black metal disc base	1
TB-6	Booth Dining Table (4-top Standard)	30x48	Honey Oak plank w/ Sayerlack Topcoat	Black Metal Cant-1621 Cantilever End w/ (1) 1800 Flat Bolt Down post	4
TB-7	High Top table	30x72	Honey Oak plank w/ Sayerlack Topcoat	Black metal custom base	3
TB-8	Dining Table (Booth Cubby)	32x44	Honey Oak plank w/ Sayerlack Topcoat Provide 3" Radius corners	Black metal disc base	2
TB-9	Patio Table (24" Diameter)	24" Dia	Art marble Carerra Quartz	Z-14 black aluminum	7
TB-10	Patio Table(4-Top)	30x48	Art marble Carerra Quartz	Z-14 black aluminum	5
TB-11	Lounge Side Table	16x19.5	Industry West	FA-6020-1-RSGLD/WAL	2

Refer to Furniture Plan for additional information

Design Collective

OWNER
The Biscuit Bar, LLC.
6505 W. Park Blvd. Suite 306-343
Plano, TX 75093
Contact: Janie Burkett
Tel: (720) 218-4254
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400 Chisholm Place, Suite 106
Plano, TX 75075
Contact: Mohammad Kabir
Tel: (214) 501-3354
Email: mkabir@mkaainc.com

MEP ENGINEER
NOVA Engineering, Inc.
4819 State Hwy 121, Suite 121
The Colony, TX 75056
Contact: Joel Garcia
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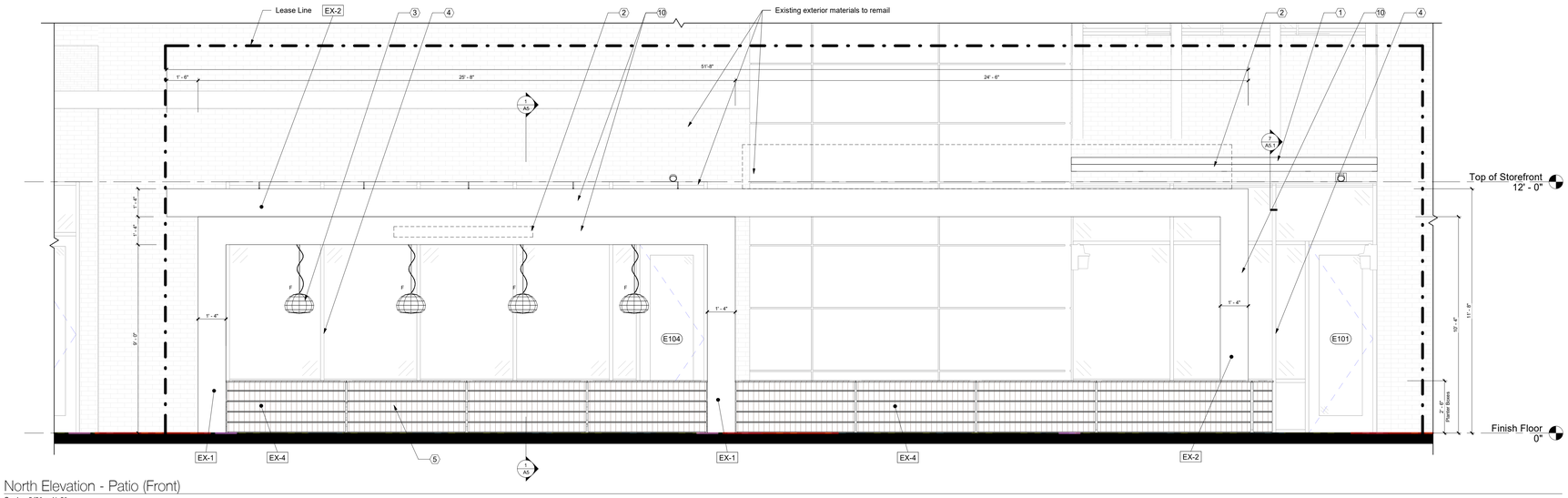
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Schematic Floor Plan

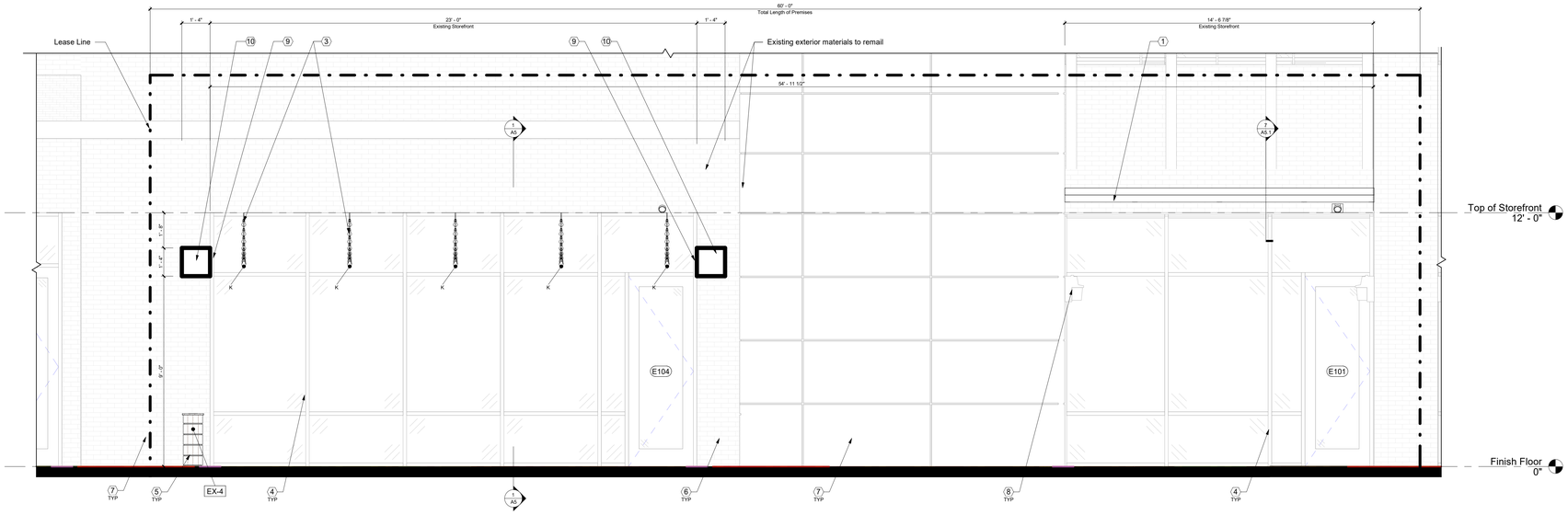
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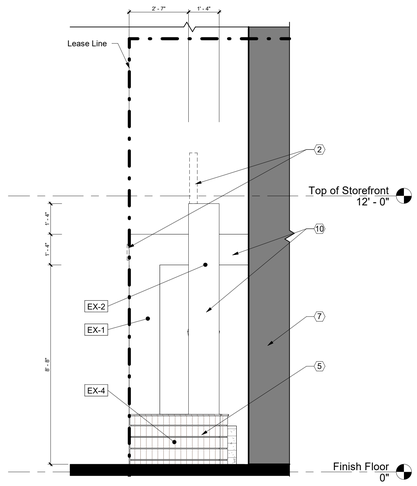
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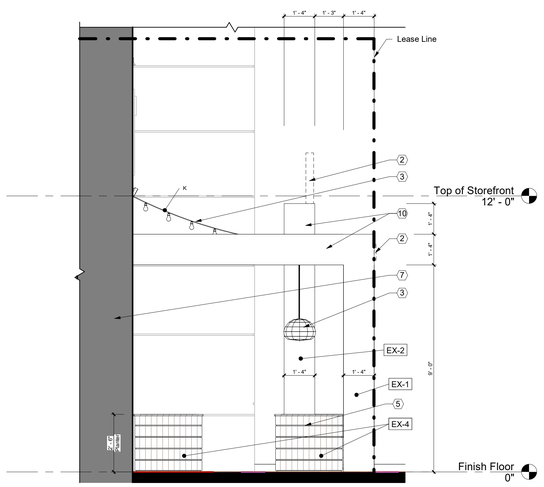
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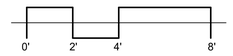
2 North Elevation - Building Facade (Front)
Scale: 3/8" = 1'-0"



3 West Elevation - Patio
Scale: 3/8" = 1'-0"



4 East Elevation - Patio
Scale: 3/8" = 1'-0"



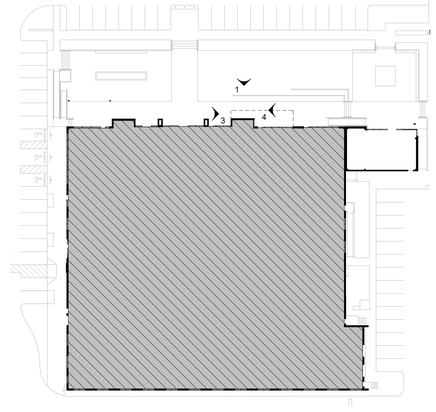
GENERAL NOTES - EXTERIOR ELEVATIONS

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
2. All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - EXTERIOR ELEVATIONS

1 Entry canopy. Refer to sections and plans for cladding applied to existing structure
2 Exterior signage by owner. Contractor to coordinate electrical hookups where required. Refer to Electrical Drawings. Steel connection requirements to be coordinated after shop drawings are received. Provide allowance for additional supports
3 Exterior lighting. Refer to RCP and Electrical Drawings
4 Existing storefront mullions to be painted. Refer to finish schedule
5 Millwork patio planters. Refer to plan and details
6 Stainless steel patio trash/tray unit. Refer to plan and details
7 Existing facade to remain unchanged
8 Existing light fixtures to remain unchanged
9 Align exterior band with edge of storefront jamb. Refer to plan, details and structural drawings. Verify dimension in field to ensure alignment
10 Steel member within aluminum box. Refer to details and Structural Drawings

KEY PLAN - EXTERIOR ELEVATIONS



SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EX-1	Compostie Panel (Black)	PacClad Petersen	MCM Panel - Match Color: #SW7020 'Black Fox'	Refer to Details and Sections. 181 SF Total Used
EX-2	Composite Panel (Yellow)	PacClad Petersen	MCM Panel - Match Color: SW6684 'Brittlebrush'	Refer to Details and Sections. 332 SF Total Used
EX-3	Painted Metal (Yellow)	Sherwin Williams	Pro Industrial Pro-Cryl Primer Pro Industrial Acrylic Semi-Gloss Color: SW6684 'Brittlebrush'	One coat primer, 2 coats finish: Semi-gloss
EX-4	Cedar Planks	By Contractor	1x6 cedar planks with smooth side exposed. Paint substrate behind 'Black'	Refer to Details and Sections. 317 SF Total Used

NOTE: Only tagged materials are new. All other finishes are existing to remain.

FACADE PLAN NOTES

- The 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.

MATERIAL CALCULATIONS

Total surface area of premises facade

MATERIAL	Square Footage	Material Percentage
Existing Materials	858 SF	40%
Glazing	412 SF	20%
EX-1	181 SF	8%
EX-2	332 SF	15% SF
EX-3	45 SF	2%
EX-4	317 SF	15% SF

Design Collective

OWNER
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Tel: (720) 218-4254
Email: janie@thebiscuit.bar

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Tel: (614) 464-2880
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400 Chisholm Place, Suite 106
Plano, TX 75075
Contact: Mohammad Kabir
Tel: (214) 501-3354
Email: mkabir@mkaainc.com

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NOVA Engineering, Inc.
4819 State Hwy 121, Suite 121
The Colony, TX 75056
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Gilmon Fox General Contractor's
122 Rose Lane, Suite K6
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Contact: Alicia Tomlin Barsoum
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REVISIONS

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Exterior Elevations

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1 Schematic 3D View
Not to scale



2 Schematic 3D View
Not to scale



3 Schematic 3D View
Not to scale



4 Schematic 3D View
Not to scale



5 Schematic 3D View
Not to scale



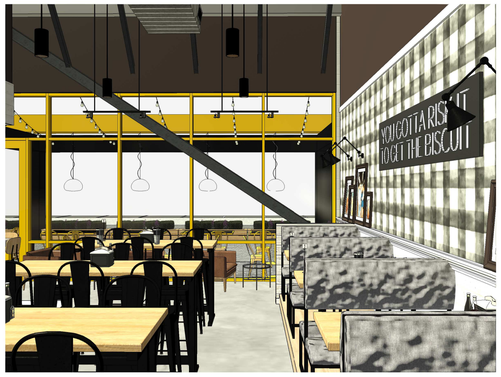
6 Schematic 3D View
Not to scale



7 Schematic 3D View
Not to scale



8 Schematic 3D View
Not to scale



9 Schematic 3D View
Not to scale



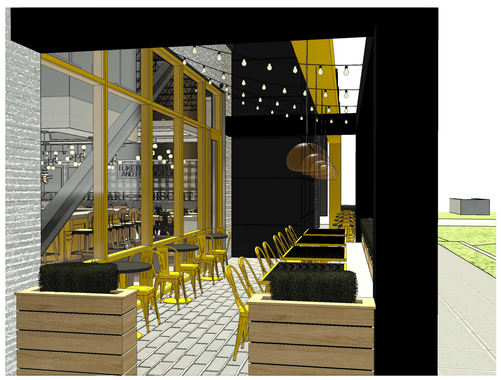
10 Schematic 3D View
Not to scale



11 Schematic 3D View
Not to scale



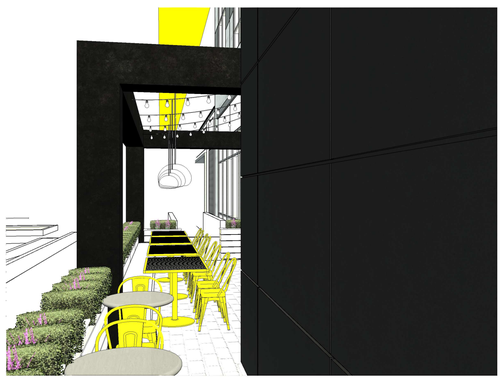
12 Schematic 3D View
Not to scale



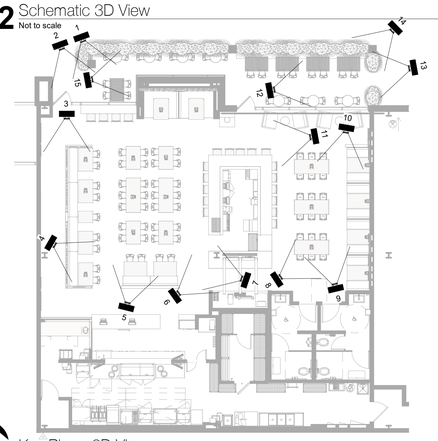
13 Schematic 3D View
Not to scale



14 Schematic 3D View
Not to scale



15 Schematic 3D View
Not to scale



NORTH

Key Plan - 3D Views
Scale: 3/32" = 1'-0"

3/5/2021 10:38:33 AM

Design Collective

OWNER
The Biscuit Bar, LLC.
6505 W. Park Blvd. Suite 306-343
Plano, TX 75093
Contact: Janie Burkett
Tel: (720) 218-4254
Email: janie@thebiscuit.bar

ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Contact: Randy Roberty
Tel: (614) 464-2880
Email: rroberty@dcollective.com

STRUCTURAL ENGINEER
MK Engineers & Associates, Inc.
400 Chisholm Place, Suite 106
Plano, TX 75075
Contact: Mohammad Kabir
Tel: (214) 501-3354
Email: mkabir@mkaainc.com

MEP ENGINEER
NOVA Engineering, Inc.
4819 State Hwy 121, Suite 121
The Colony, TX 75056
Contact: Joel Garcia
Tel: (972) 323-7300
Email: jgarcia@nova-engineering.net

FOOD SERVICE
Mobile Fixtures
11220 Threadstone Lane
Knoxville, TN 37932
Contact: Leonard Winton
Tel: (865) 693-3677
Email: TBD

CONSTRUCTION MANAGER
Gilmon Fox General Contractor's
122 Rose Lane, Suite K6
Frisco, TX 75036
Contact: Alicia Tomlin Barsoum
Tel: (469) 872-3550
Email: alicia@gilmonfox.com

PROJECT STATUS
P&Z Submission

REGISTERED ARCHITECT
Randal J Roberty
29035
STATE OF TEXAS

Randy Roberty, License #: 29035
Expiration Date: 2/28/2022

Town Project #1822-SUP

THE BISCUIT BAR

The Biscuit Bar - Addison, TX (TX112)

The Biscuit Bar, LLC
5294 Belt Line Road, Suite 106
Addison, TX 75254 (Dallas County)

REVISIONS

#	Description	Date

INITIAL ISSUE DATE
12/18/2020

PROJECT NO.
1219.01

3D Views

G1

Council Meeting **14.**

Meeting Date: 04/13/2021

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 14310 Marsh Lane, Which Property is Currently Zoned Planned Development (PD) Through Ordinance 007-034, as Amended by Ordinances O13-026, O16-017, O16-018, and O19-06, by Approving a Special Use Permit for a New Restaurant with Drive-Thru Only Service.** Case 1825-SUP/ Dutch Bros Coffee.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 14310 Marsh Lane, which property is currently zoned Planned Development (PD) through Ordinance 007-034, as amended by ordinances O13-026, O16-017, O16-018, and O19-06, by approving a Special Use Permit for a new restaurant with drive-thru only service, subject to the following condition:

- The applicant shall work with Staff in order to establish an approved Traffic Control Plan for this site

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING: none.

Please refer to attached staff report for additional information on this case.

RECOMMENDATION:

Administration recommends approval.

Attachments

1825-SUP Ordinance
Presentation - Case 1825-SUP

1825-SUP Staff Report
1825-SUP Plans
1825-SUP TIA
1825-SUP - Dutch Bros Coffee Traffic Mitigation Plan

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT WITH DRIVE-THRU SERVICE FOR PROPERTY LOCATED AT 14310 MARSH LANE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 14310 Marsh Lane, is zoned PD, Planned Development, through Ordinance 007-034, as amended by ordinances O13-026, O16-017, O16-018, and O19-06; and

WHEREAS, at its regular meeting held on March 16, 2021 the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant with drive-thru service (Case No.1825-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. That a Special Use Permit authorizing a restaurant with drive-thru service, on property located at 14310 Marsh Lane, is hereby granted subject to the following conditions:

(a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape/irrigation plans, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

(b) The Special Use Permit granted herein for a restaurant with drive-thru service shall be limited to that particular area designated on the final site plan, encompassing a total area not to exceed 1,286 square feet.

(c) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permit granted herein.

(d) Prior to the issuance of a Certificate of Occupancy, a Traffic Control Plan shall be administratively approved by the Town.

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13TH*** day of ***APRIL 2021.***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

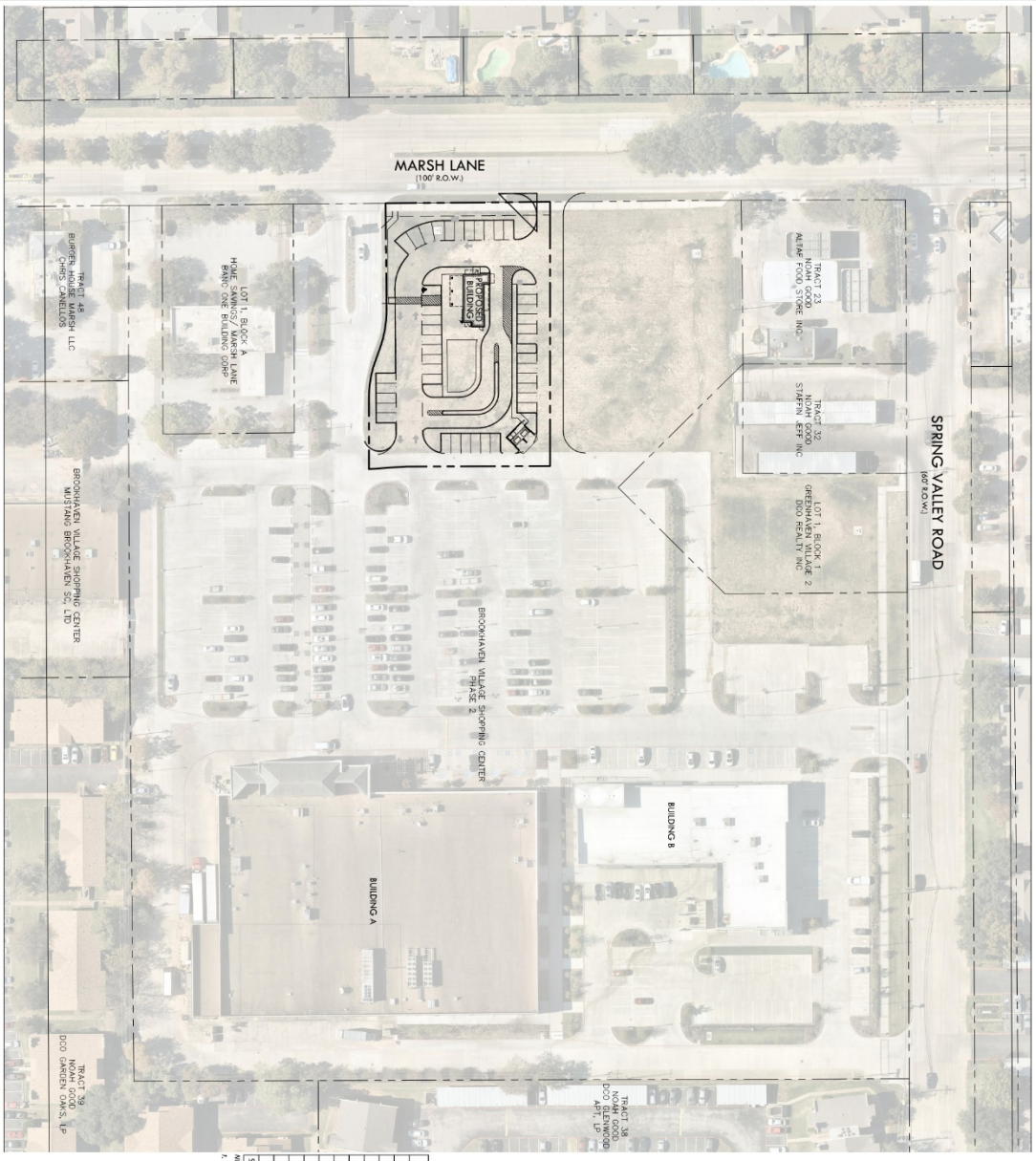
ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

EXHIBIT A





VICINITY MAP
SCALE: N.T.S.

SITE LEGEND

PROPERTY BOUNDARY
ADJOINERS
BUILDING SETBACK
YARD SETBACK
EASEMENT
FIRE LANE
PROPOSED CURB

GRAPHIC SCALE IN FEET
20 0 10 20 40

SITE DATA TABLE	
ZONING	PD
PROPOSED USE	RESTAURANT
LOT AREA	37,780 S.F. 0.867 AC
BUILDING AREA	1,286 SF
BUILDING HEIGHT	24'-0"
LOT COVERAGE	70%
TOTAL PARKING REQUIRED	13
TOTAL PARKING PROVIDED	43
USABLE OPEN SPACE REQUIRED	7,779 S.F.
USABLE OPEN SPACE PROVIDED	8,330 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	29,070 S.F.

NOTES:
1. NO FLOODPLAIN EXISTS ON THIS SITE.

TOWN OF ADDISON SITE PLAN NOTES:
1. ANY REVISION TO THIS PLAN WILL REQUIRE SUBMITTAL OF REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. SCREENING IN ACCORDANCE WITH THE ZONING ORDINANCE IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. SQUARE FEET OF GREATER OR LESS THAN 5,000 SQUARE FEET OF GROSS FLOOR AREA OR A LOT SHALL HAVE ON-SITE ALL STRUCTURES ALTERNATIVE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO BUILDING INSPECTION DIVISION APPROVAL.

ACTION		
APPROVED		DENIED
STAFF	DATE	INITIALS
COUNCIL	DATE	INITIALS

TOWN PROJECT NUMBER
1925.SIP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, 8.67 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.642.1588

DUNAWAY ASSOCIATES
CIVIL ENGINEER / LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DDO GREENHAVEN, LLC
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY, NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER THE SUPERVISION OF:
JUSTIN L. TATUM
DATE: March 5, 2021

OVERALL SITE PLAN

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1174)

REVISIONS		
NO.	DATE	DESCRIPTION

JOB NO.	B00070410.001
DESIGNED BY:	JBB / BS
DRAWN BY:	RVG
CHECKED BY:	ANC
DATE:	FEBRUARY 26, 2021
SHEET:	C1.1

EXHIBIT A

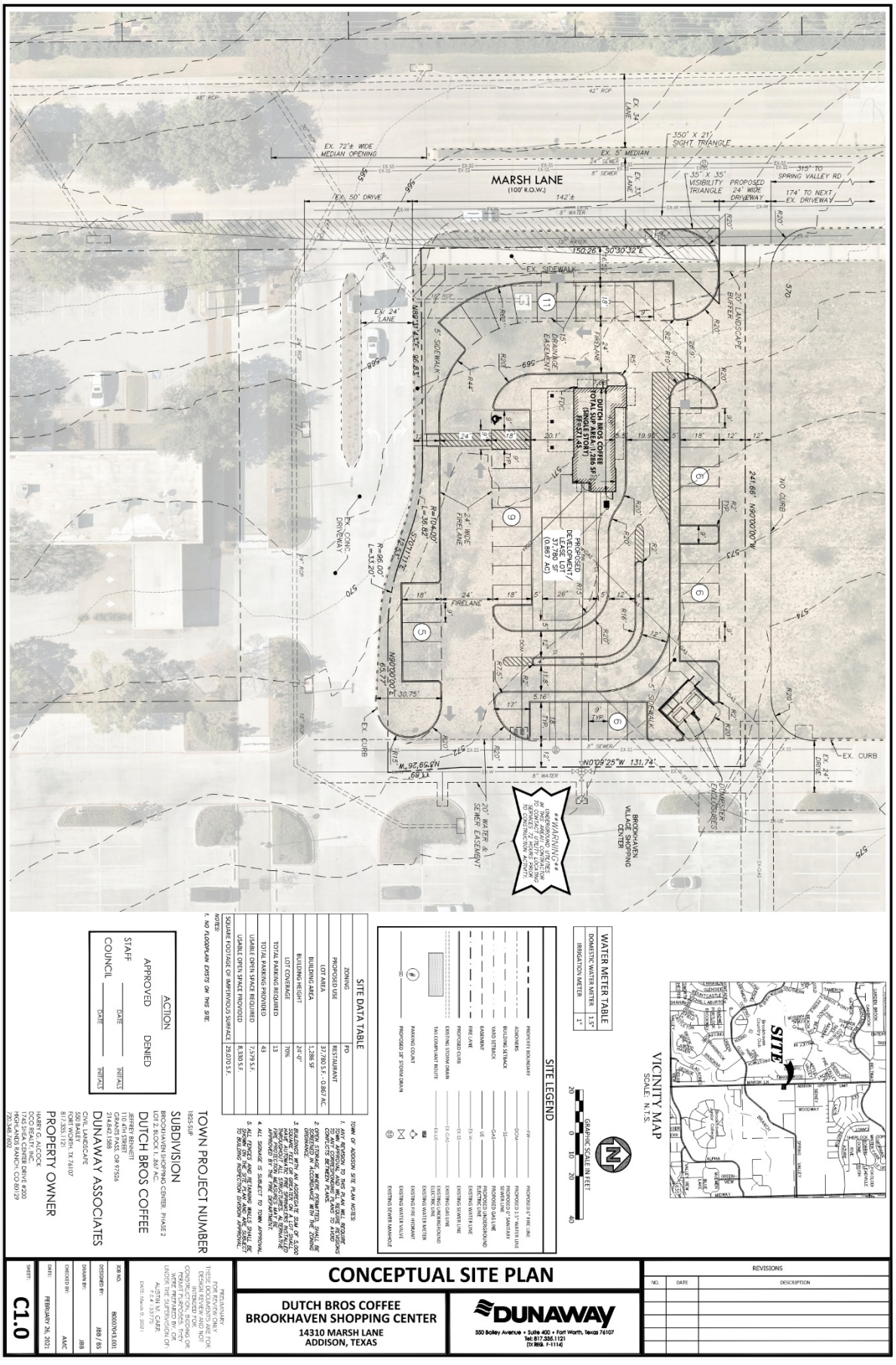

MARSH LANE
(100' R.O.W.)
EX. 72'± WIDE MEDIAN OPENING
EX. 5' MEDIAN
EX. 50' DRIVE
142'±
350' X 21' SIGHT TRIANGLE
35' X 35' VISIBILITY TRIANGLE
PROPOSED 24' WIDE DRIVEWAY
315' TO SPRING VALLEY RD.
174' TO NEXT EX. DRIVEWAY
EX. SIDEWALK
20' LANDSCAPE BUFFER
15' DRAINAGE EASEMENT
5' SIDEWALK
24' FIRELANE
EX. 24' LANE
EX. CONC. DRIVEWAY
24' WIDE FIRE LANE
DUTCH BROS COFFEE TOTAL BUILDING AREA: 1,285 SF (SINGLE STORY) FF=537.45
PROPOSED DEVELOPMENT 37,780 SF (0.867 AC)
241.66' N90°00'00"W
NO CURB
N90°00'00"E 63.77'
30.75'
N01°09'25"W 131.74'
N87°59'26"W 68.13'
EX. CURB
EX. 24' DRIVE
20' WATER & SEWER EASEMENT
WARNING UNDERGROUND UTILITIES IN CONFLICT WITH LOCATING TO CONFLICT WITH LOCATING TO CONSTRUCTION ACTIVITY.
BROOKHAVEN VILLAGE SHOPPING CENTER
DUMPSTER ENCLOSURES
VICINITY MAP
SCALE: N.T.S.
SITE
GRAPHIC SCALE IN FEET
SITE LEGEND
WATER METER TABLE
DOMESTIC WATER METER 1.5"
IRRIGATION METER 1"
SITE DATA TABLE
ZONING PD
PROPOSED USE RESTAURANT
LOT AREA 37,780 S.F.- 0.867 AC.
BUILDING AREA 1,285 SF
BUILDING HEIGHT 24'-0"
LOT COVERAGE 70%
TOTAL PARKING REQUIRED 13
TOTAL PARKING PROVIDED 43
USABLE OPEN SPACE REQUIRED 7,579 S.F.
USABLE OPEN SPACE PROVIDED 8,370 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE 29,070 S.F.
NOTES:
1. NO FLOODPLAIN EXISTS ON THIS SITE.
ACTION
APPROVED DENIED
STAFF DATE INITIALS
COUNCIL DATE INITIALS
TOWN PROJECT NUMBER
1825-SUP
SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK I, 862 AC.
DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
541-218-2599
DUNAWAY ASSOCIATES
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
817.335.1121
PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY INC.
1750 SILVERADO DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7600
CONCEPTUAL SITE PLAN
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)
REVISIONS
NO. DATE DESCRIPTION
PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
AUSTIN M. CARR
DATE: March 12, 2021
JOB NO. B00070413.001
DESIGNED BY: JBB / BS
DRAWN BY: JBB
CHECKED BY: AMC
DATE: FEBRUARY 26, 2021
SHEET: C1.0

EXHIBIT A

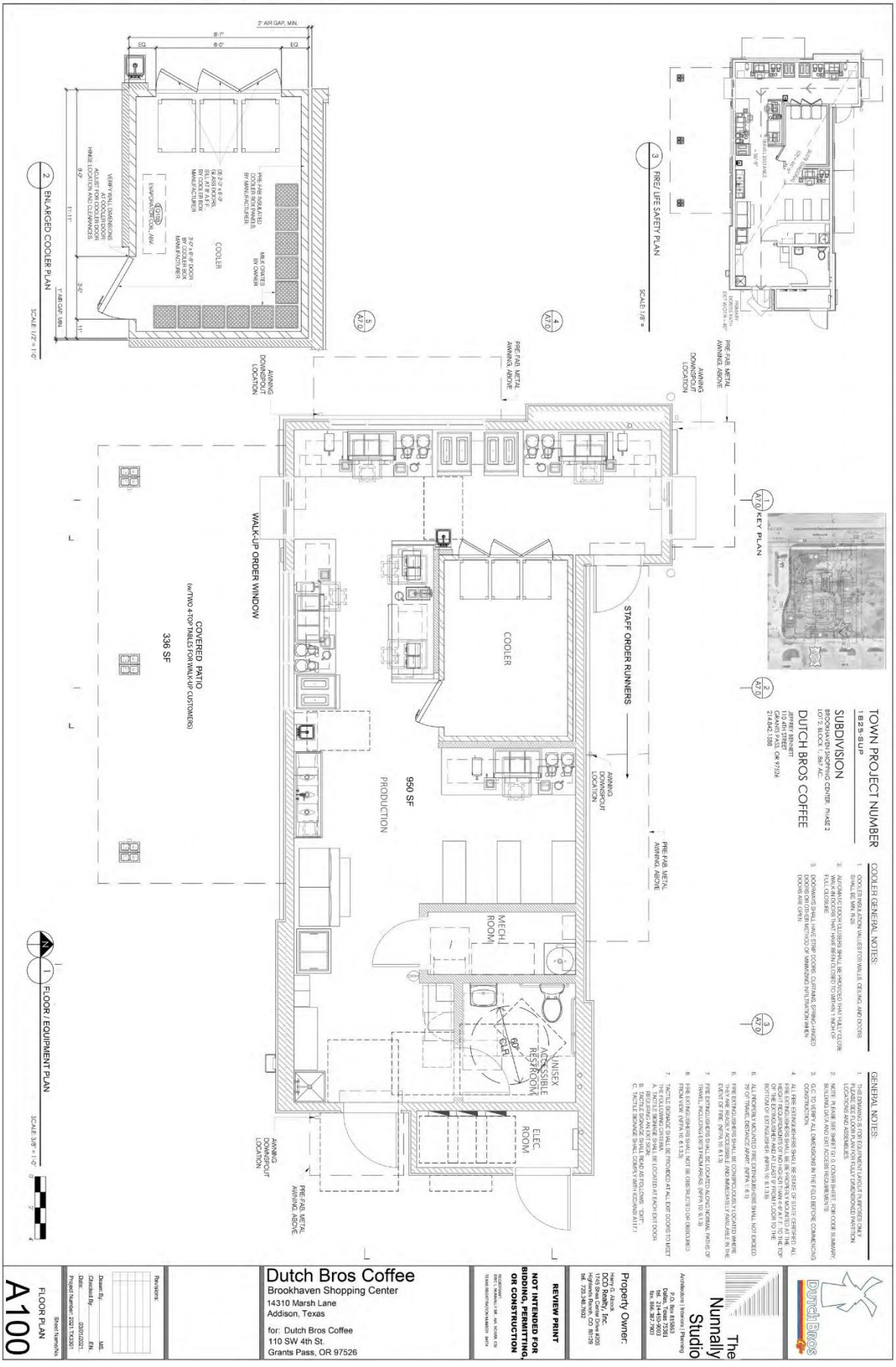

TOWN PROJECT NUMBER
1825-SUP
SUBDIVISION
BROOKHAVEN SHOPPING CENTER - PHASE 2
LOT 2, BLOCK 1, 8.67 AC
DUTCH BROS COFFEE
JEFFREY BENNETT
110 SW 4TH STREET
GRANTS PASS, OR 97526
214.842.1398
COOLER GENERAL NOTES:
GENERAL NOTES:
KEY PLAN
FIRE/ LIFE SAFETY PLAN
SCALE: 1/8" =
ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"
FLOOR / EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"
WALK-UP ORDER WINDOW
COVERED PATIO
(w/TWO 4-TOP TABLES FOR WALK-UP CUSTOMERS)
336 SF
950 SF
PRODUCTION
COOLER
STAFF ORDER RUNNERS
MECH. ROOM
ACCESSIBLE RESTROOM
UNISEX
ELEC. ROOM
60" CLR
PRE-FAB METAL AWNING ABOVE
AWNING DOWNSPOUT LOCATION
Dutch Bros Coffee
Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526
REVIEW PRINT
NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION
Property Owner:
DCO Realty, Inc.
1745 Shea Center Drive #200
Highlands Ranch, CO 80129
tel. 720.740.1000
The Nunnally Studio
Architecture | Interiors | Planning
P.O. Box 815653
Dallas, Texas 75381
tel. 214-559-2081
fax. 866.387.7903
DUTCH BROS
Revisions:
Drawn By: MC
Checked By: EN
Date: 03/01/2021
Project Number: 2021.TX2301
Sheet Name/No.
FLOOR PLAN
A100

EXHIBIT A

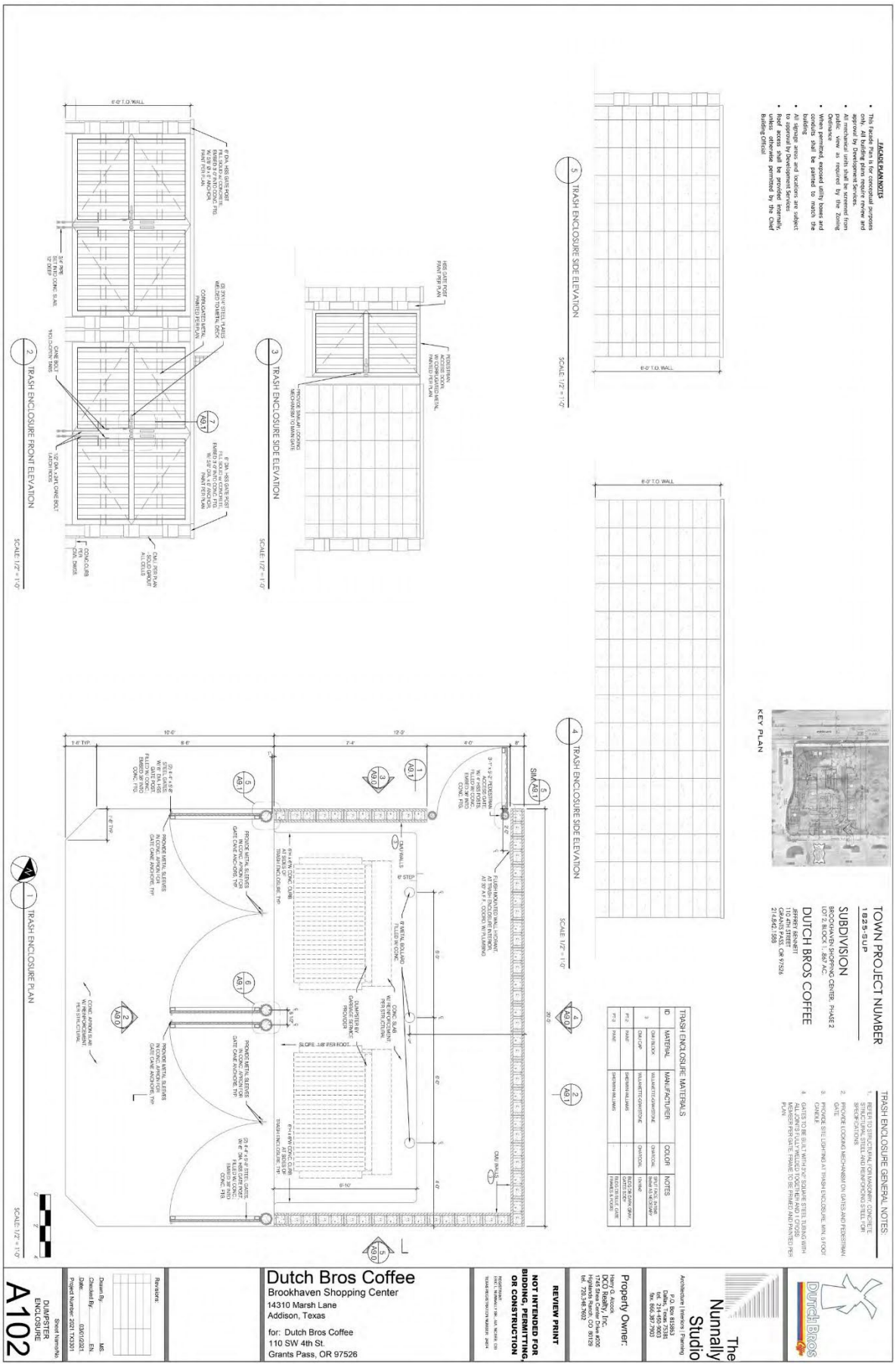

TOWN PROJECT NUMBER
1825-SUP
SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, 887 AC.
DUTCH BROS COFFEE
JEFFREY KENNEY
DUTCH BROS COFFEE
110 4TH STREET
GRANTS PASS, OR 97526
541.660.1585
KEY PLAN
TRASH ENCLOSURE GENERAL NOTES:
TRASH ENCLOSURE SIDE ELEVATION
TRASH ENCLOSURE FRONT ELEVATION
TRASH ENCLOSURE PLAN
TRASH ENCLOSURE MATERIALS
Dutch Bros Coffee
Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526
REVIEW PRINT
NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION
The Nunnally Studio
Architecture | Interiors | Planning
Property Owner:
DCO Realty, Inc.
1745 Shea Center Drive #200
Highlands Ranch, CO 80129
tel. 720.348.7600
A102
DUMPSTER ENCLOSURE

EXHIBIT A

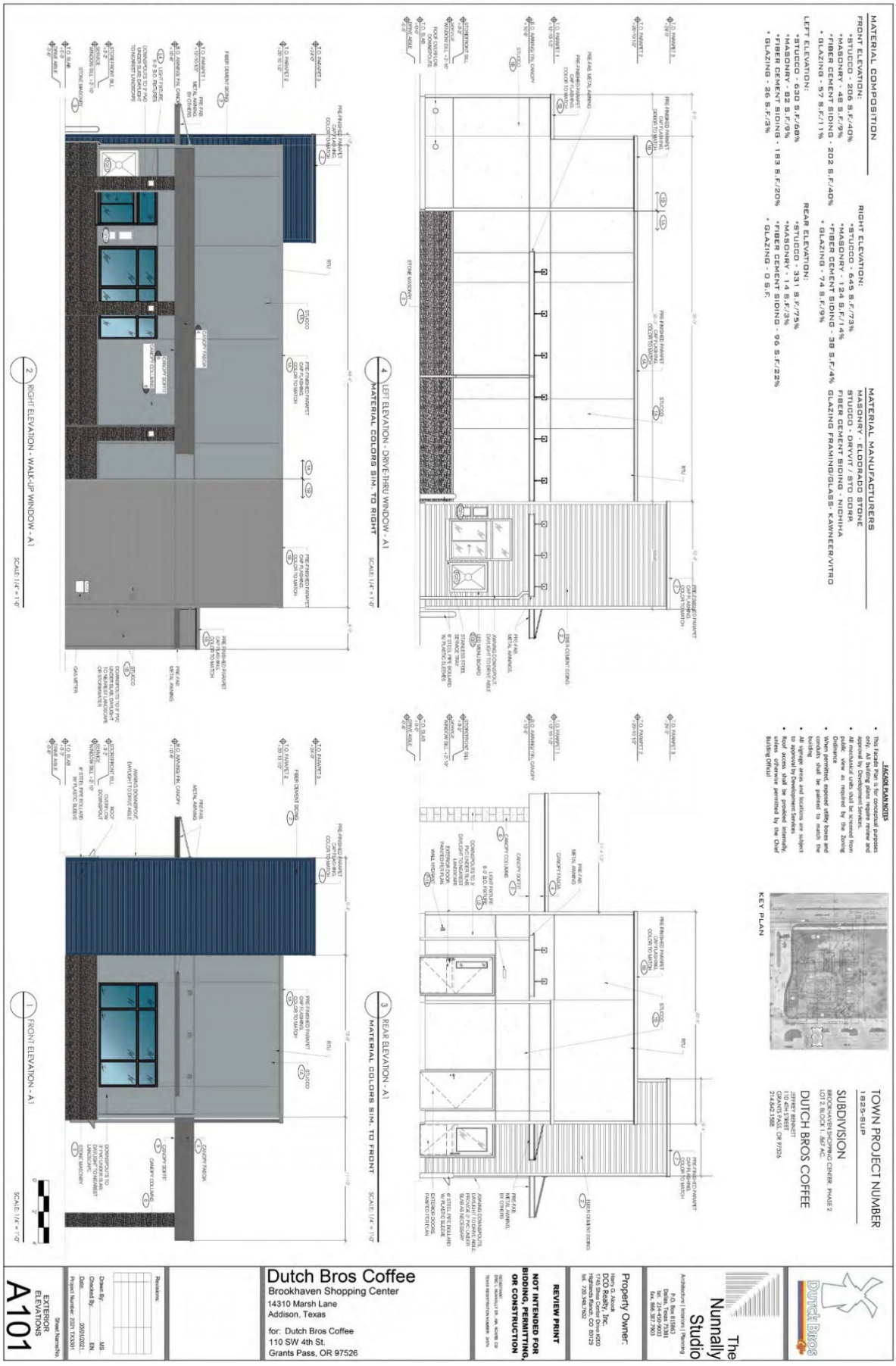

MATERIAL COMPOSITION
FRONT ELEVATION:
*STUCCO - 206 S.F./40%
*MASONRY - 48 S.F/9%
*FIBER CEMENT SIDING - 202 S.F./40%
* GLAZING - 57 S.F./11%
LEFT ELEVATION:
*STUCCO - 630 S.F/68%
*MASONRY - 82 S.F/9%
*FIBER CEMENT SIDING - 183 S.F./20%
* GLAZING - 26 S.F/3%
RIGHT ELEVATION:
*STUCCO - 645 S.F/73%
*MASONRY - 124 S.F./14%
*FIBER CEMENT SIDING - 38 S.F/4%
* GLAZING - 74 S.F/9%
REAR ELEVATION:
*STUCCO - 331 S.F/75%
*MASONRY - 14 S.F/3%
*FIBER CEMENT SIDING - 96 S.F/22%
* GLAZING - 0 S.F.
MATERIAL MANUFACTURERS
MASONRY - ELDORADO STONE
STUCCO - DRYVIT / STO CORE
FIBER CEMENT SIDING - NICHIHA
GLAZING FRAMING/GLASS- KAWNEER/VITRO
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 conduit shall be painted to match the building
All signage areas and locations are subject to approval by Development Services
Roof top mechanical units shall be screened unless otherwise permitted by the Chief Building Official
KEY PLAN
TOWN PROJECT NUMBER
1825-SUP
SUBDIVISION
BROOKHAVEN SHOPPING CENTER - PHASE 2
LOT 2, BLOCK I, 867 AC.
DUTCH BROS COFFEE
CITY OF ADDISON
DENTON COUNTY
GRANTS PASS, OR 97526
214.642.1588
Dutch Bros
The Nunnally Studio
Architecture | Interiors | Planning
P.O. Box 810563
Dallas, Texas 75381
tel. 214.357.7900
fax. 866.387.7900
Property Owner:
Dutch Bros Oregon, Inc.
DBO Addison, LLC
1740 Shari Corner Drive #200
Highland Ranch, CO 80129
tel. 720.340.7652
REVIEW PRINT
NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION
Dutch Bros Coffee
Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526
Revisions:
Drawn By: MS
Checked By: EN
Date: 03/01/2021
Project Number: 2021.TX3001
Sheet Name/No.
EXTERIOR ELEVATIONS
A101
1 FRONT ELEVATION - A1
SCALE: 1/4" = 1'-0"
2 RIGHT ELEVATION - WALK-UP WINDOW - A1
SCALE: 1/4" = 1'-0"
3 REAR ELEVATION - A1
MATERIAL COLORS SIM. TO FRONT
SCALE: 1/4" = 1'-0"
4 LEFT ELEVATION - DRIVE-THRU WINDOW - A1
MATERIAL COLORS SIM. TO RIGHT
SCALE: 1/4" = 1'-0"

EXHIBIT A

LANDSCAPE DATA CHART

SITE AREA BUILDING AREA	37,897 SF / .87 AC 920 SF	
	REQUIRED	PROVIDED
20% OF GROSS SITE AREA TO BE LANDSCAPE 37,897 x 20%	7,579 SF	8,330 SF
STREET LANDSCAPE BUFFER 20' BUFFER ALONG MARSH LANE	20' BUFFER	20' BUFFER
ONE 4" CAL SHADE TREE FOR EVERY 30 LF OF FRONTAGE MARSH LANE 137 LF / 30 LF	5 - 4" CAL SHADE TREES	5 - 4" CAL SHADE TREES
EVERGREEN SHRUBS AT 3' OC MARSH LANE 137 LF / 3	46 EVERGREEN SHRUBS	46 EVERGREEN SHRUBS
PARKING LOT SCREENING EVERGREEN SHRUBS AT 3' OC MARSH LANE 137 LF / 3	46 EVERGREEN SHRUBS	46 EVERGREEN SHRUBS
PARKING LOT PERIMETER 3' STRIP FOR SITE SMALLER THAN 10,000 SF	3' STRIP	3' STRIP
SHRUBS PLANTED AT 3' OC SOUTH PARKING AREA 169 LF / 3 OC WEST PARKING AREA 150 LF / 3 OC EAST PARKING AREA 54 LF / 3 OC	56 SHRUBS 50 SHRUBS 18 SHRUBS	56 SHRUBS 50 SHRUBS 22 SHRUBS
PARKING LOT INTERIOR 5% PLANTING AREA FOR PARKING AREA 7,000-49,999 16.8 SF PARKING AREA X 5%	843 SF PLANTING AREA	2,731 SF PLANTING AREA
ONE SHADE TREE FOR EVERY 10 SPACES 44 SPACES / 10	4 SHADE TREES	4 SHADE TREES
NO SPACE TO BE FARTHER THAN 50' FROM TRUNK OF TREE	2 SHADE TREES	2 SHADE TREES
NO EXISTING TREES ON SITE		

PLANT SCHEDULE

	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	CONT	HEIGHT	SPREAD
LARGE TREES	CEE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4"	45 GAL	14'-16' MIN.	4'-6'
	RBO	5	RED OAK	QUERCUS RUBRA	4"	65 GAL	14'-16' MIN.	4'-6'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
	CGY	10	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GAL MIN.	24"-30"	20"-24"	3' OC.
	DBH	46	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	5 GAL MIN.	30"-36"	24"-26"	3' OC.
	GCM	99	GULF COAST MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL MIN.	18"-20"	15"-18"	3' OC.
	RYU	10	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL MIN.	18"-24"	18"-24"	2' OC.
ROCK/GRAVEL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
	DEG	1,496 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	4" THICK	NA	NA	NA
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
	BER	6,164 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA
STEEL EDGING								
	3' x 3'		MOSS BOULDER	SOURCE: WWZ Q STONE				
	5' x 5'		MOSS BOULDER	SOURCE: WWZ Q STONE				

NOTE:

- IRRIGATION WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM AND WILL HAVE A RAIN/FREEZE SENSOR.
- NO EXISTING TREES ON THE SITE.

VICINITY MAP

SCALE: N.T.S.

GRAPHIC SCALE IN FEET
20 0 10 20 40

TOWN PROJECT NUMBER

1825 SUP

SUBDIVISION

BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, 8.87 AC.

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4th STREET
GRANTS PASS, OR 97526
214.642.1368

DUNAWAY ASSOCIATES

CIVIL LANDSCAPE
3301 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER

HARRY G. ALCOCK
DOUGLAS PROPERTY
1740 SPEAR CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.340.7602

PRELIMINARY
Plans are submitted for Design Review and not for Permit, Bidding or Construction.
Purposes. They were prepared under the supervision of:
Megan Abernathy
LA-2706
03/09/2021

JOB NO.	BROOTH3.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021
SHEET:	C5.0

CONCEPTUAL LANDSCAPE PLAN

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

DUNAWAY
350 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX Reg. F-1114)

REVISIONS		
NO.	DATE	DESCRIPTION

EXHIBIT A

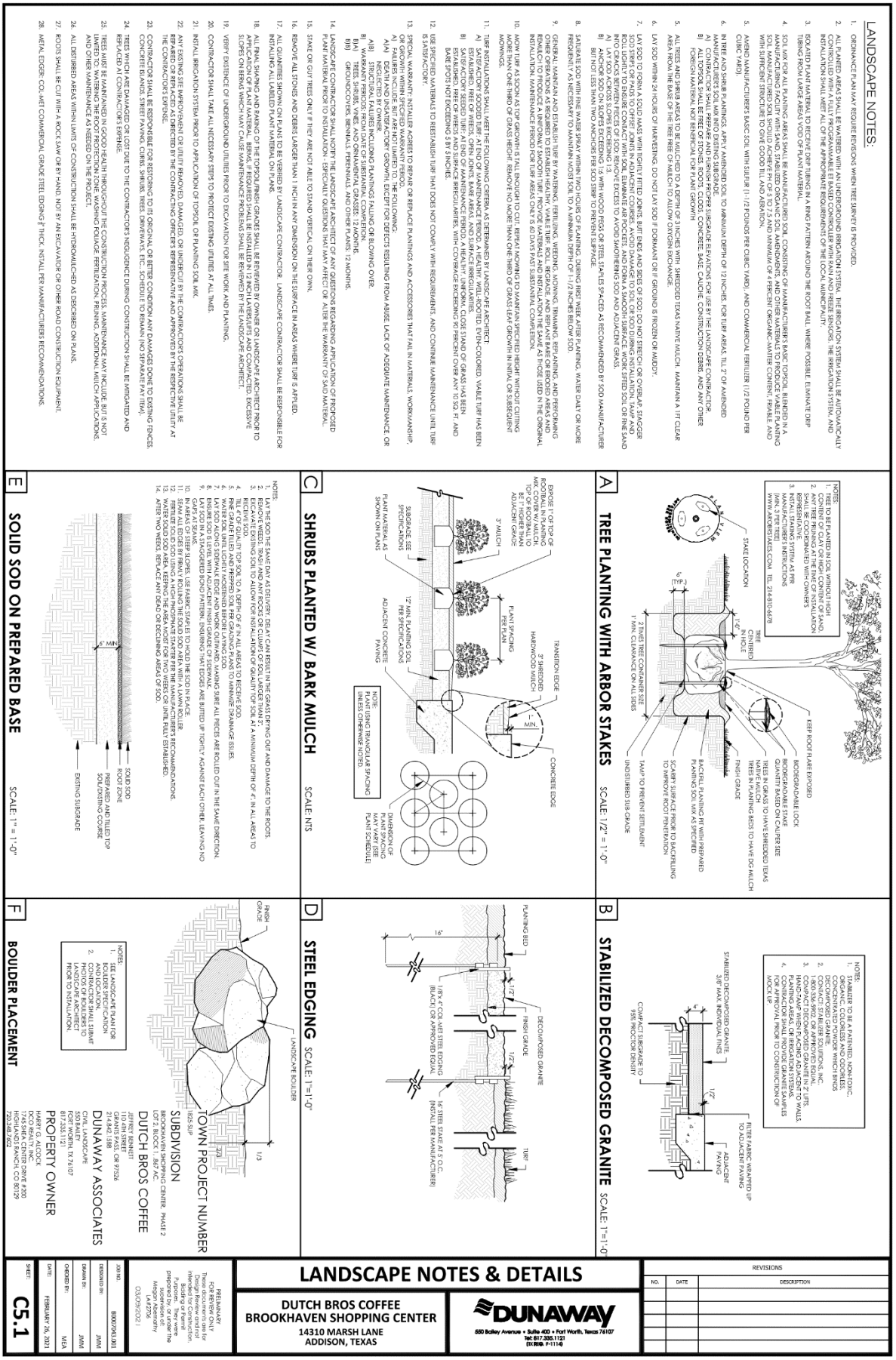

LANDSCAPE NOTES:
1. ORDINANCE PLAN MAY REQUIRE REVISIONS WHEN TREE SURVEY IS PROVIDED.
2. ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM, AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
3. ISOLATED PLANT MATERIAL TO RECEIVE DRIP TUBING IN A RING PATTERN AROUND THE ROOT BALL. WHERE POSSIBLE, ELIMINATE DRIP TUBING FROM LARGE AREAS VOID OF PLANT MATERIAL.
4. SOIL MIX FOR ALL PLANTING AREAS SHALL BE MANUFACTURED SOIL, CONSISTING OF MANUFACTURER'S BASIC TOPSOIL BLENDED IN A MANUFACTURING FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL MANUFACTURED SOIL SHOULD ACHIEVE PH OF 3 TO 7.5 AND MINIMUM OF 4 PERCENT ORGANIC-MATTER CONTENT, FRIABLE AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILTH AND AERATION.
5. AMEND MANUFACTURER'S BASIC SOIL WITH SUEFUR (1) 1/2 POUNDS PER CUBIC YARD), AND COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
6. IN TREE AND SHRUB PLANTINGS, APPLY AMENDED SOIL TO MINIMUM DEPTH OF 12 INCHES. FOR TURF AREAS, TILL 2" OF AMENDED MANUFACTURER'S SOIL MIX INTO EXISTING SUBGRADE.
A) CONTRACTOR SHALL PROVIDE SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.
B) ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CAUCHE CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
7. ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH SHREDDED TEXAS NATIVE MULCH. MAINTAIN A 1FT CLEAR AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE.
8. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
9. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL SOD TO ENSURE GOOD CONTACT OF SOD ROOTS WITH SOIL. IMMEDIATELY FILL ANY VOIDS AND CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS. WORK SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD.
A) LAY SOD ACROSS SLOPES EXCEEDING 1:3.
B) ANCHOR SOD ON SLOPES EXCEEDING 1:3 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
11. GENERAL MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, RECPACE, AND REPLANT BARE OR ERODED AREAS AND REPAIR DAMAGED PORTIONS OF INSTALLATION. MAINTENANCE PERIOD FOR TURF AREAS ONLY IS 60 DAYS PAST SUBSTANTIAL COMPLETION. AS THOSE USED IN THE ORIGINAL INSTALLATION. MAINTENANCE PERIOD FOR TURF AREAS ONLY IS 60 DAYS PAST SUBSTANTIAL COMPLETION. AS THOSE USED IN THE ORIGINAL
12. MOW TURF AS SOON AS TOP FAVORITE IT TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE THIRD OF GRASS LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
13. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT.
A) SATISFACTORILY SODDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.
B) SATISFACTORILY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
14. USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
15. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, AND GROWTH WITHIN GUARANTEE PERIOD.
A) FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A)A) DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE OR UNUSUAL ENVIRONMENTAL CONDITIONS BEYOND CONTRACTOR'S CONTROL.
A)B) STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
B) WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
B)A) TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
B)B) GROUNDCOVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
16. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
17. STAKE OR GUY TREES ONLY IF THEY ARE NOT ABLE TO STAND VERTICAL ON THEIR OWN.
18. REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE TURF IS APPLIED.
19. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
20. ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
21. VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
22. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
23. INSTALL IRRIGATION SYSTEM PRIOR TO APPLICATION OF TOPSOIL OR PLANTING SOIL MIX.
24. CONTRACTOR SHALL REPAIR OR REPLACE, AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE BLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC., SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
26. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
27. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO, WATERING, FERTILIZATION, PRUNING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
28. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
29. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
30. METAL EDGER: COLAMET COMMERCIAL GRADE STEEL EDGING 8" THICK. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
A TREE PLANTING WITH ARBOR STAKES SCALE: 1/2" = 1'-0"
NOTES:
1. TREE TO BE PLANTED IN SOIL WITHOUT HIGH CONTENT OF CLAY OR HIGH CONTENT OF SAND.
2. ANY TREE PLANTING NOT MEETING THIS REQUIREMENT SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE.
3. INSTALL IRRIGATION SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS
(MIN. 3 PER TREE)
WWW.ARBORTIES.COM TEL: 214-810-4678
STAKE LOCATION
TREE CENTERED IN HOLE
1/4"
FINISH GRADE
KEEP ROOT FLARE EXPOSED
BIODEGRADABLE LOCK
BIODEGRADABLE STAKE
QUANTITY BASED ON CALIPER SIZE
TREES IN GRASS TO HAVE SHREDDED TEXAS NATIVE MULCH
TREES IN PLANTING BEDS TO HAVE DG MULCH
BACKFILL PLANTING PIT WITH PREPARED PLANTING SOIL MIX AS SPECIFIED
SCARIFY SURFACE PRIOR TO BACKFILLING TO IMPROVE ROOT PENETRATION
TAMP TO PREVENT SETTLEMENT
UNDISTURBED SUB-GRADE
2 TIMES TREE CONTAINER SIZE
1' MIN. CLEARANCE ON ALL SIDES
B STABILIZED DECOMPOSED GRANITE SCALE: 1"=1'-0"
NOTES:
1. STABILIZER TO BE A PATENTED, NON-TOXIC, ORGANIC, COLORLESS AND ODORLESS, POLYSACCHARIDE POLYMER WHICH BINDS DECOMPOSED GRANITE.
2. CONTACT STABILIZER SOLUTIONS, INC.
3. COMPACT DECOMPOSED GRANITE IN 2" LIFTS MAXIMUM. MECHANICALLY COMPACT AREAS TO BE PLACED ADJACENT TO WALLS AND HAND-TAMP WHEN PLACING ADJACENT TO WALLS.
4. CONTRACTOR SHALL PROVIDE GRANITE SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION OF MOCK UP.
STABILIZED DECOMPOSED GRANITE
3/8" MAX. INDIVIDUAL FINES
4"
1/2"
ADJACENT PAVING
FILTER FABRIC WRAPPED UP TO ADJACENT PAVING
COMPACT SUBGRADE TO 95% PROCTOR DENSITY
C SHRUBS PLANTED W/ BARK MULCH SCALE: NTS
EXPOSE 1" OF TOP OF ROOTBALL IN FRAMING MIX. COVER W/ MULCH. TOP OF ROOTBALL TO BE 1" HIGHER THAN ADJACENT GRADE
3" MULCH
TRANSITION EDGE
3" SHREDDED HARDWOOD MULCH
1' MIN.
CONCRETE EDGE
PLANT SPACING PER PLAN
SUBGRADE, SEE SPECIFICATIONS
PLANT MATERIAL AS SHOWN ON PLANS
12" MIN. PLANTING SOIL PER SPECIFICATIONS
ADJACENT CONCRETE PAVING
NOTE: PLANT USING TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
DIMENSION OF PLANT SPACING MAY VARY (SEE PLANT SCHEDULE)
D STEEL EDGING SCALE: 1"=1'-0"
PLANTING BED
FINISH GRADE
DECOMPOSED GRANITE
TURF
1 1/2"
1/8"x 4" COIL MET STEEL EDGING (BLACK) OR APPROVED EQUAL
16" STEEL STAKE AT 5' O.C. (INSTALL PER MANUFACTURER)
16"
E SOLID SOD ON PREPARED BASE SCALE: 1" = 1'-0"
NOTES:
1. LAY THE SOD THE SAME DAY AS DELIVERY, DELAY CAN RESULT IN THE GRASS DRYING OUT AND DAMAGE TO THE ROOTS.
2. REMOVE WEEDS, TRASH AND ANY ROCKS OR CLUMPS OF SOIL LARGER THAN 3".
3. ROTOTILL EXISTING SOIL TO ALLOW FOR INSTALLATION OF QUALITY TOP SOIL AT A MINIMUM DEPTH OF 4" IN ALL AREAS TO RECEIVE SOD.
4. TILL 4" OF QUALITY TOP SOIL TO A DEPTH OF 6" IN ALL AREAS TO RECEIVE SOD.
5. WATER SOIL BEFORE INSTALLING SOD TO MINIMIZE DRAINAGE ISSUES.
6. LAY SOD ALONG SIDEWALK EDGE AND WORK OUTWARD, MAKING SURE ALL PIECES ARE ROLLED OUT IN THE SAME DIRECTION.
7. ENSURE SOD IS LEVEL WITH ADJACENT FINISH GRADE OF SIDEWALK.
8. CAPS AT BEAMS.
9. IN AREAS OF STEEP SLOPES, USE FABRIC STAPLES TO HOLD THE SOD IN PLACE.
10. IN AREAS OF STEEP SLOPES, USE FABRIC STAPLES TO HOLD THE SOD IN PLACE.
11. FERTILIZE SOD USING A HIGH PHOSPHATE STARTER PER THE MANUFACTURERS RECOMMENDATIONS
12. WATER SOLID SOD AREA KEEPING THE AREA MOIST FOR TWO WEEKS OR UNTIL FULLY ESTABLISHED.
13. AFTER TWO WEEKS, REPLACE ANY DEAD OR DECLINING AREAS OF SOD.
6" MIN
SOLID SOD
ROOT ZONE
PREPARED AND TILLED TOP SOIL/EXISTING COURSE
EXISTING SUBGRADE
F BOULDER PLACEMENT
FINISH GRADE
LANDSCAPE BOULDER
1/3
NOTES:
1. SEE LANDSCAPE PLAN FOR BOULDER QUANTITY AND LOCATION
2. CONTRACTOR SHALL SUBMIT PHOTOS OF BOULDERS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
REVISIONS
NO. | DATE | DESCRIPTION
LANDSCAPE NOTES & DETAILS
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX Reg. F-1114)
PRELIMINARY
Not for Regulatory Approval, Permitting, or Construction
These documents are for Design Review and not for Bidding or Permit Purposes. They were prepared by or under the supervision of:
Morgan Abernathy
LA#2730
03/09/2021
JOB NO. 8000/2943.001
DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: MGA
DATE: FEBRUARY 26, 2021
SHEET: C5.1
TOWN PROJECT NUMBER
SUBDIVISION
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DUTCH BROS COFFEE
JEFFREY BENNETT
110 4th STREET
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PROPERTY OWNER
HARRY G. ALCOCK
LCG COLLIN CREEK, LLC
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7622

EXHIBIT A

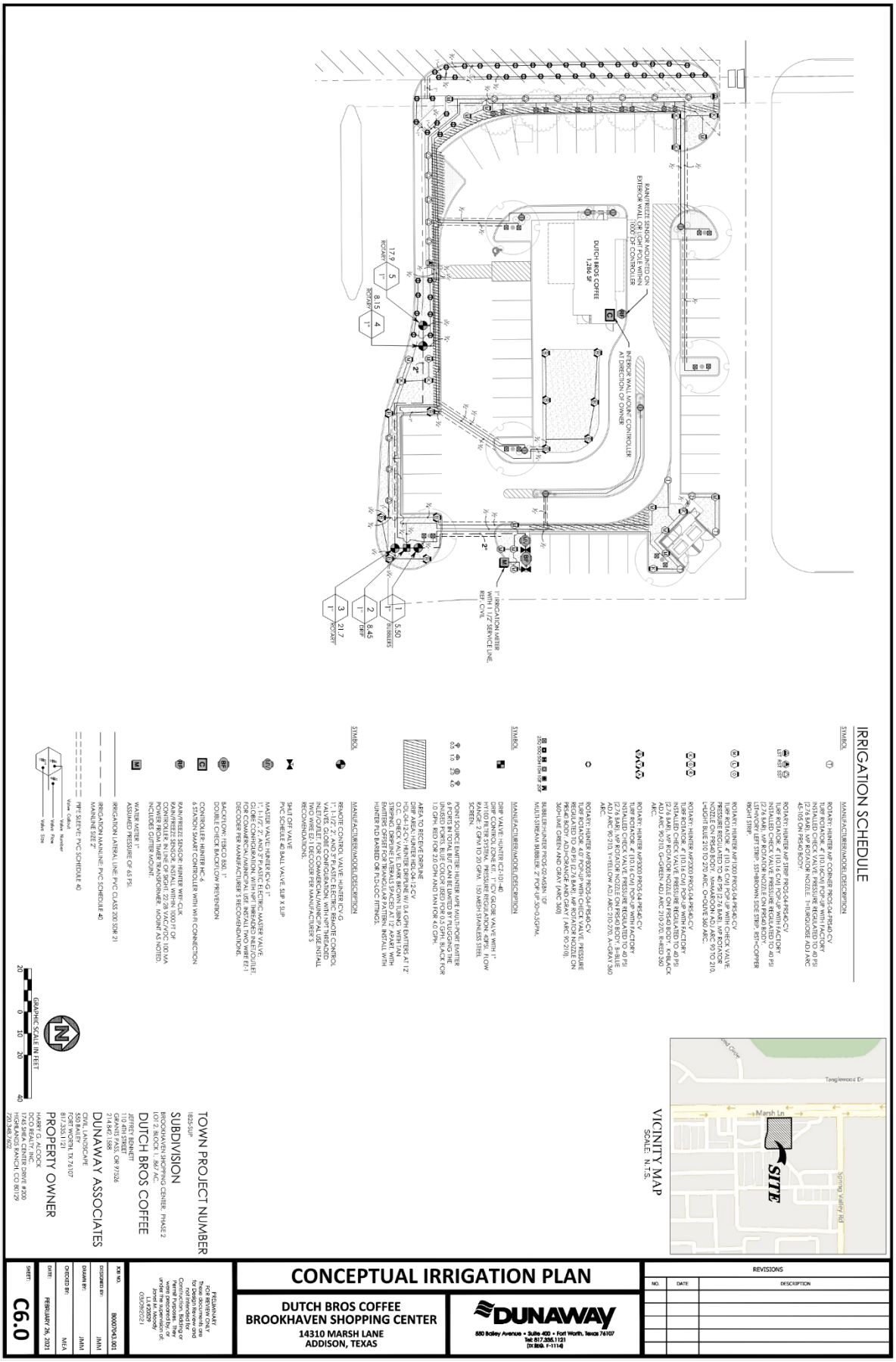

IRRIGATION SCHEDULE
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
ROTARY: HUNTER MP CORNER PROS-04-PRS40-CV
TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY
PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE
45-105 ON PRS40 BODY
ROTARY: HUNTER MP STRIP PROS-04-PRS40-CV
TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY
PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY,
LSTHYORY LEFT STRIP, SSTHBROWN SIDE STRIP, RSTHCOPPER
RIGHT STRIP.
ROTARY: HUNTER MP1000 PROS-04-PRS40-CV
TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE,
PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR
NOZZLE ON PRS40 BODY, MAMAROON ADJ ARC 90 TO 210,
LHGHT BLUE 210 TO 270 ARC, OHOLIVE 360 ARC.
ROTARY: HUNTER MP2000 PROS-04-PRS40-CV
TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY
PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, K=BLACK
ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360
ARC.
ROTARY: HUNTER MP3000 PROS-04-PRS40-CV
TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY
PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, B=BLUE
ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360
ARC.
ROTARY: HUNTER MP8000R PROS-04-PRS40-CV
TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY
REGULATED TO 40 PS (2.76 BAR), MP ROTATOR NOZZLE ON
PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210),
360=LIME GREEN AND GRAY (ARC 360)
BUBBLER:HUNTER PROS-02-MASN 12"
MULTI STREAM BUBBLER, 2" POP UP-30-0.5GPM.
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
DRIP VALVE: HUNTER ICZ-101-40
DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1"
HY100 PRESSURE REGULATING MODULE, 40 PSI FLOW
RANGE: 2 GPM TO 20 GPM, 150 MESH STAINLESS STEEL
SCREEN.
POINT SOURCE EMITTER: HUNTER MPE MULTI-PORT EMITTER
6 PORTS IN TOTAL BUT CAN BE LIMITED BY PLUGGING THE
UNUSED PORTS. RED FOR 2.0 GPH AND TAN FOR 4.0 GPH.
BLACK FOR 1.0 GPH.
DRIP: 1/2" RECTORSEAL NO-KINK
HDL-04-12-CV= HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12"
O.C., CHECK VALVE, DARK BROWN TUBING WITH TAN
STRIPES. SUPPLY TUBING IS PURCHASED SEPARATELY.
EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH
HUNTER FID BARBED OR FLO-LOC FITTINGS.
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
REMOTE CONTROL VALVE: HUNTER ICV-G
1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL
VALVE WITH FLOW CONTROL, PRESSURE REGULATED TO 40
PSI (2.76 BAR), NPT INLET/OUTLET. FOR COMMERCIAL/MUNICIPAL USE, INSTALL
TWO WIRE ED-1 DECODER PER MANUFACTURER'S
RECOMMENDATIONS.
SHUT OFF VALVE
PVC SCHEDULE 40 BALL VALVE, SXP X SLIP
MASTER VALVE: HUNTER ICV-G 1"
1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE
WITH FLOW CONTROL, PRESSURE REGULATED TO 40 PSI (2.76 BAR), NPT INLET/OUTLET.
FOR COMMERCIAL/MUNICIPAL USE, INSTALL TWO WIRE ED-1
DECODER PER MANUFACTURER'S RECOMMENDATIONS.
BACKFLOW: FEBCO 850, 1"
DOUBLE CHECK BACKFLOW PREVENTION
CONTROLLER: HUNTER HC-6
6 STATION SMART CONTROLLER WITH WI-FI CONNECTION
RAIN/FREEZE SENSOR: HUNTER WRF-CLIK
RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF
CONTROLLER IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA
MAXIMUM. RAIN SHUTOFF ADJUSTMENT. MOUNT AS NOTED.
INCLUDES GUTTER MOUNT.
WATER METER 1"
ASSUMED PRESSURE OF 65 PSI.
IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
IRRIGATION MAINLINE: PVC SCHEDULE 40
MAINLINE SIZE 2"
PIPE SLEEVE: PVC SCHEDULE 40
Valve Callout
Valve Number
Valve Flow
Valve Size
RAINFREEZE SENSOR MOUNTED ON EXTERIOR WALL OR LIGHT POLE WITHIN 1000' OF CONTROLLER
DUTCH BROS COFFEE 1,286 SF
INTERIOR WALL MOUNT CONTROLLER AT DIRECTION OF OWNER
1" IRRIGATION METER WITH 1 1/2" SERVICE LINE. REF. CIVIL
17.9 ROTARY 1" 5
8.15 ROTARY 1" 4
2" 3
2" 2
3 1" 21.7 ROTARY
2 1" DRIP 8.45
1 1" BUBBLERS 5.50
GRAPHIC SCALE IN FEET
20 0 10 20 40
N
VICINITY MAP
SCALE: N.T.S.
Tanglewood Dr
Marsh Ln
SITE
Spring Valley Rd
TOWN PROJECT NUMBER
1825-SUP
SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 3, BLOCK 1, 86± AC.
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PRELIMINARY
FOR REVIEW ONLY
This document is released for Design Review and Construction Bidding or Permit Purposes. They were prepared by or under the supervision of: Jared A. Moody
03/09/2021
CONCEPTUAL IRRIGATION PLAN
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TX REG. F-11148
REVISIONS
NO. DATE DESCRIPTION
JOB NO. 190070451.001
DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: MEA
DATE: FEBRUARY 26, 2021
SHEET: C6.0

EXHIBIT A

IRRIGATION NOTES:

1. IRRIGATION PLAN IS SCHEMATIC. ALL PIPING HEADS, VALVES, ETC. SHALL BE LOCATED AS SHOWN ON THE DETAILS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
2. VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING OF WORK. CONTRACTORS SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.
3. COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS/TRADES AND PROTECT THE WORK OF OTHER CONTRACTOR/TRADES. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIONS.
4. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE PARTS LIST AND MANUFACTURERS CATALOG SHOWING PERFORMANCE, QUALITY AND FUNCTION OF EACH ITEM OF EQUIPMENT IN THE SYSTEM. IN ADDITION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF THE SYSTEM.
5. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL BE PRESENT AT THE FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE PRIOR TO THE INSPECTION. ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.
6. WORK MUST BE GUARANTEED FOR TWO YEARS.
7. IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES.
8. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.
9. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. IF ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE IRRIGATION SYSTEM, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
10. MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ON TOP.
11. SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES SHALL BE SCH 40 AND A MINIMUM OF TWO PIPE SIZES LARGER THAN THE PIPE.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ELECTRICAL POWER TO ALL CONTROLLERS.
13. PRIOR TO BEGINNING OF WORK, CONTRACTOR SHALL VERIFY MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF <<65>> PSI. IF PRESSURE IS LESS THAN <<65>> PSI AT THE POINT OF CONNECTION, STOP WORK, NOTIFY ENGINEER AND DO NOT PROCEED UNTIL INSTRUCTED BY ENGINEER.
14. ATTACH A PREPRINTED, HEAVY DUTY PLASTIC SERIALIZED TAG TO EACH CONTROL VALVE WITH ITS ASSOCIATED CONTROLLER STATION NUMBER. TAGS SHOULD BE AS SUPPLIED BY RAINBIRD OR APPROVED EQUAL.
15. THE PIPE SHOWN IN PAVED AREAS WITHOUT SLEEVES IS SHOWN IN THESE AREAS FOR PURPOSE OF DRAWING CLARITY. PIPE TO BE IN NEAREST UNPAVED LOCATION.
16. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED WITH RAIN/FREEZE SENSOR(S). MOUNT THE TRANSMITTER(S) IN AN OPEN AREA AS DIRECTED BY THE OWNER.
17. ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.
18. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN ITS PROPER WORKING ORDER DURING THE 2 YEAR MAINTENANCE PERIOD.
19. **ALL WIRING SHALL BE RATED FOR DIRECT BURIAL**

NETAFIM NOTES:

1. AIR RELIEF VALVE TO BE PLACED AT HIGH POINT IN BED.
2. FLUSH VALVE TO BE PLACED AT LOW POINT IN BED ON EXHAUST LINE.
3. THESE LAYOUTS ARE TYPICAL AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS SUCH AS GRADING.
4. IRRIGATION LATERAL LINES FEED SUPPLY HEADERS.

INSPECTION NOTES:

1. HEADS SHALL NOT SPRAY ON IMPERVIOUS SURFACES.
2. HEADS SHALL NOT SPRAY ON WALLS OR FENCES.
3. HEADS SHALL NOT BE CLOSER THAN 4 INCHES OF THE EDGE OF HARDSCAPE.
4. NO DRINKING DOMESTIC USES ALLOWED ON IRRIGATION LINES. NO SWIMMING POOL USE OR FOUNTAINS.
5. CONTRACTOR SHALL COMPLY WITH ALL INSPECTION REQUIREMENTS OF THE MUNICIPALITY.
6. FOR FINAL INSPECTION, IRRIGATOR'S REPRESENTATIVE MUST BE PRESENT.

A DOUBLE CHECK VALVE ASSEMBLY

SCALE: NTS

B WYE STRAINER

SCALE: NTS

C WALL MOUNT CONTROLLER

SCALE: NTS

D ROTARY SPRAY HEAD

SCALE: NTS

E POP UP BUBBLER

SCALE: NTS

TOWN PROJECT NUMBER
1825.SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, 1.860 AC.

DUTCH BROS COFFEE
JEFFREY BERNHEIT
110 4TH STREET
GRANTS PASS, OR 97526
214.442.1588

DUNAWAY ASSOCIATES
CIVIL ENGINEER • LANDSCAPE
500 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DOUGLAS ALCOCK
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.548.7602

PRELIMINARY
FOR REVIEW ONLY
This document is released for review and is not intended for Construction, Bidding or Permit Purposes. They were prepared by or under the supervision of: Jared K. Moody
COLORADO
03/09/2021

JOB NO. R0007043.001
DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: MEA
DATE: FEBRUARY 26, 2021
SHEET: C6.1

IRRIGATION NOTES & DETAILS

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX Reg. F-1114)

REVISIONS		
NO.	DATE	DESCRIPTION

Dutch Bros Coffee Special Use Permit (1825-SUP)

Case 1825-SUP Dutch Bros Coffee

LOCATION:

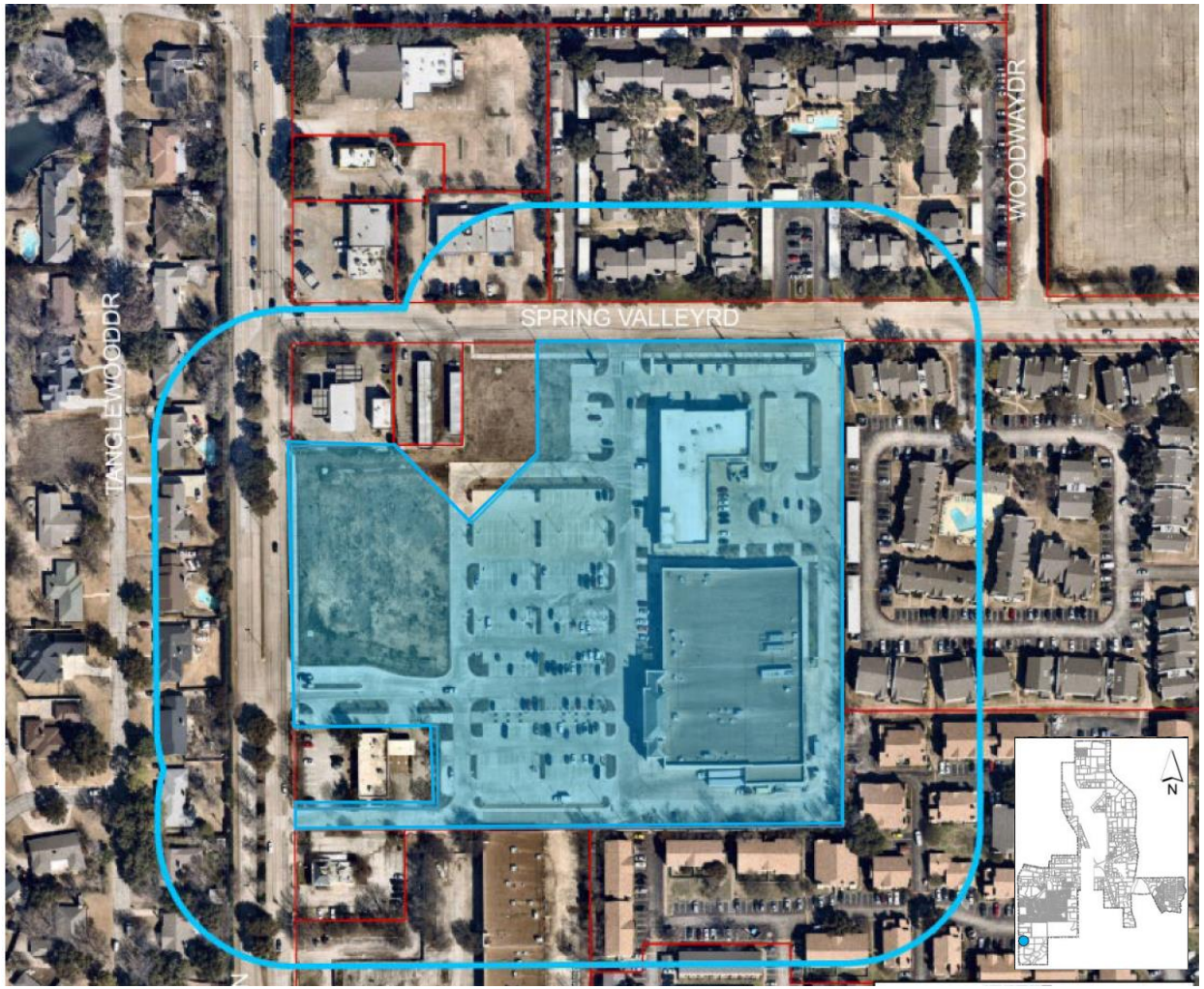
14310 Marsh Lane

REQUEST:

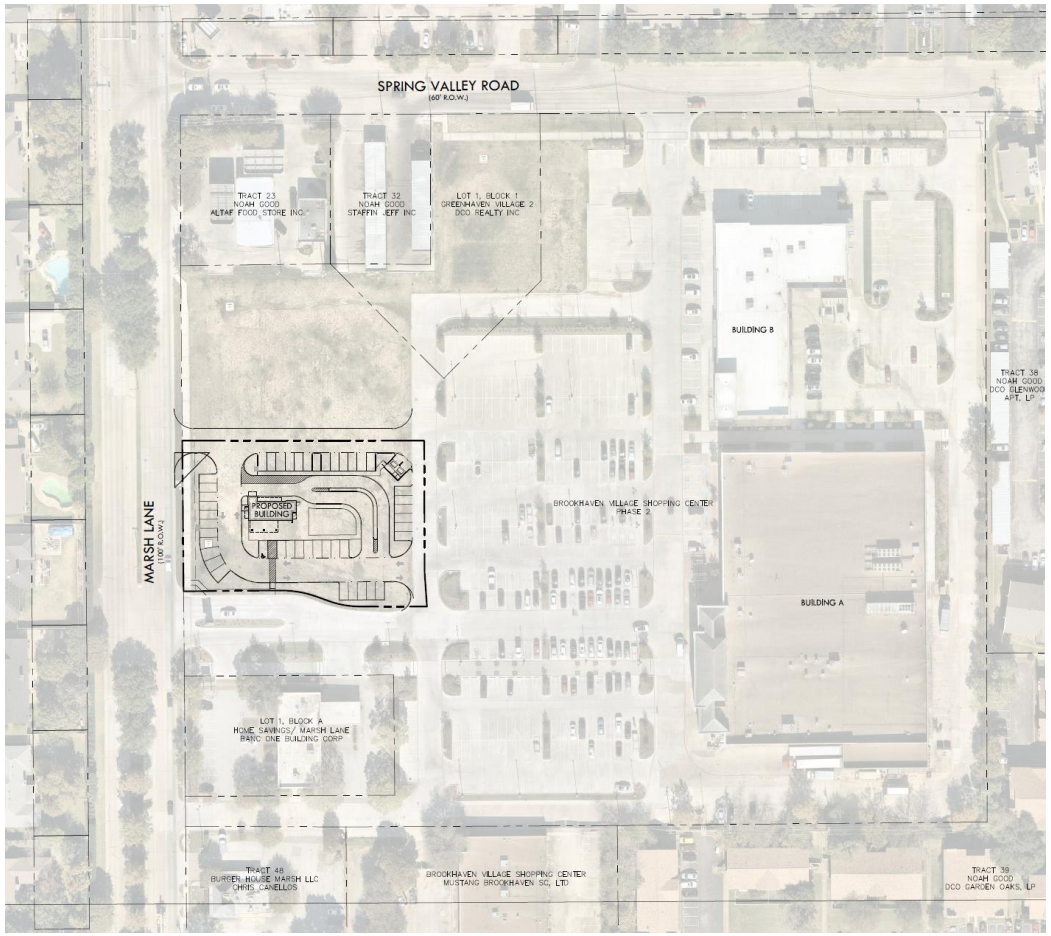
Approval of a Special Use Permit for a restaurant with drive-thru only service to permit a new coffee shop drive-thru within the Brookhaven Village Shopping Center.

ACTION REQUIRED:

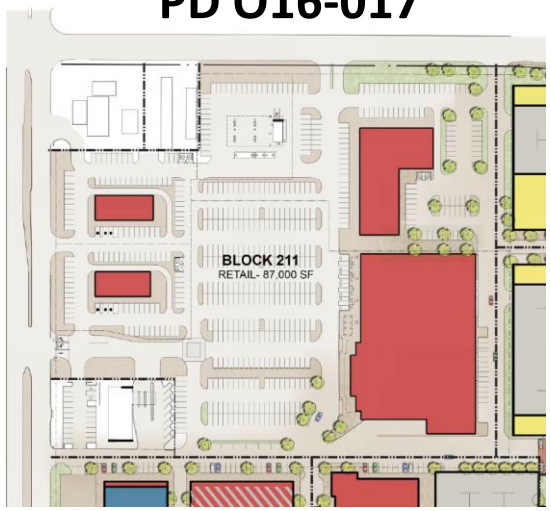
Discuss, consider, and take action on the appropriateness of the proposed use and associated site conditions at the subject property.



Case 1825-SUP Dutch Bros Coffee



PD O16-017



PROJECT HISTORY:

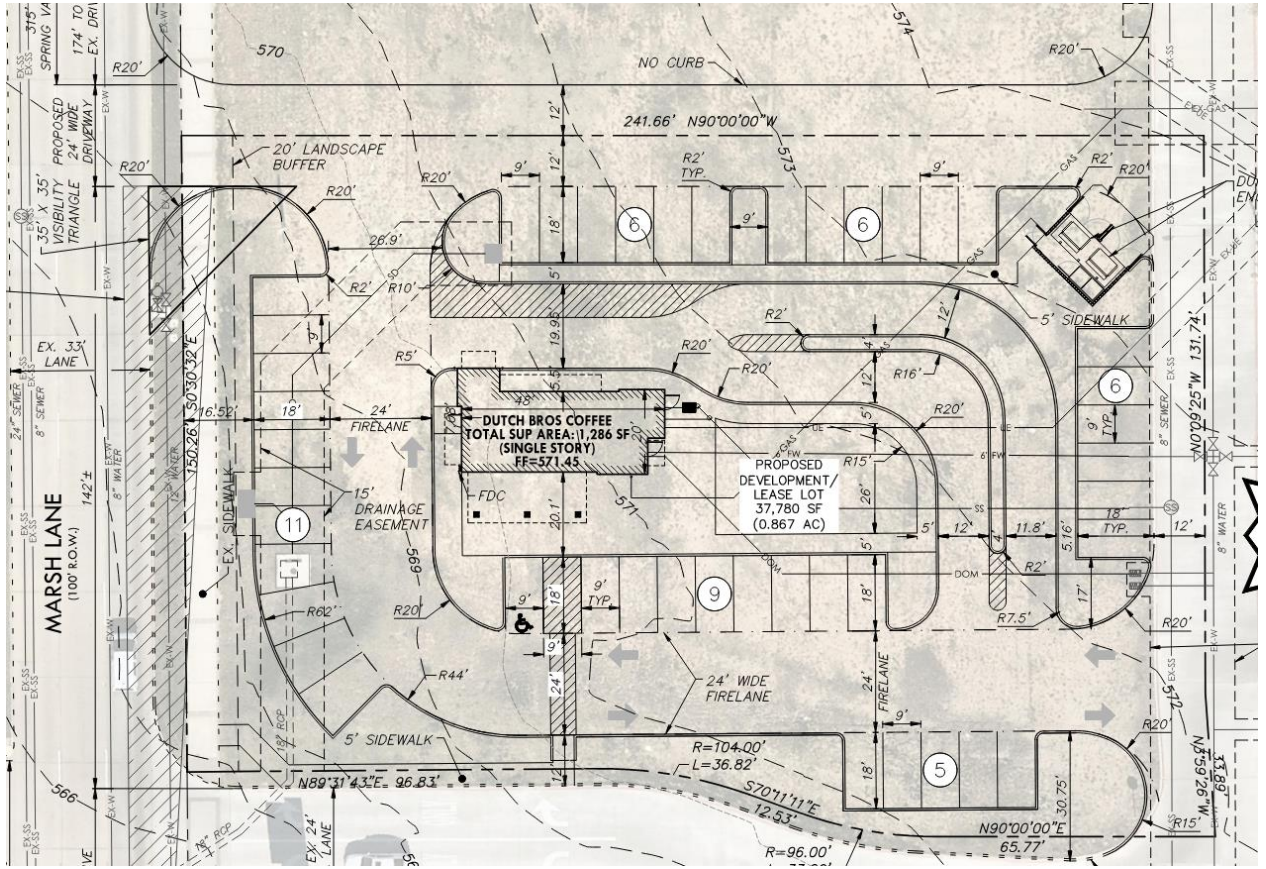
Nov 2007 – Rezoned to PD as part of Vitruvian Park development

May 2016 – Amended PD and development standards to support redevelopment of Brookhaven Village Shopping Center

Case 1825-SUP Dutch Bros Coffee

Restaurant Use – Drive Thru and Walk Up Only:

- 950 SF of interior floor area (employees only)
- 336 SF of patio space (includes two, 4-top tables)
- Drive-thru with capacity for 29 vehicles on site
- 43 off street parking spaces
- New curb cut to the north of the building providing right in/right out access to and from Marsh Lane
    - PD O16-017 permits blocks less than 200’ in length for the Brookhaven Village Shopping Center



Case 1825-SUP Dutch Bros Coffee





DEVELOPMENT STANDARDS & PARKING:

Plans comply with PD dimensional standards and exceeds PD parking requirements by 30 spaces

OPEN SPACE AND LANDSCAPE:

Plans comply with landscape requirements of the PD

EXTERIOR APPEARANCE:

Façade plans fully comply with the PD development standards

STREETSCAPES:

As park of the redevelopment plans for the center, streetscape was already upgraded to fully comply with the Master Transportation Plan

Case 1825-SUP Dutch Bros Coffee

ISSUE IDENTIFIED IN P & Z PUBLIC HEARING:

Concern that stacking for the drive thru service will back up offsite and will disrupt traffic on Marsh Lane

SOLUTION PROPOSED BY DUTCH BROS:

- Implement “Grand Opening” and “Normal Operations” traffic mitigation plans

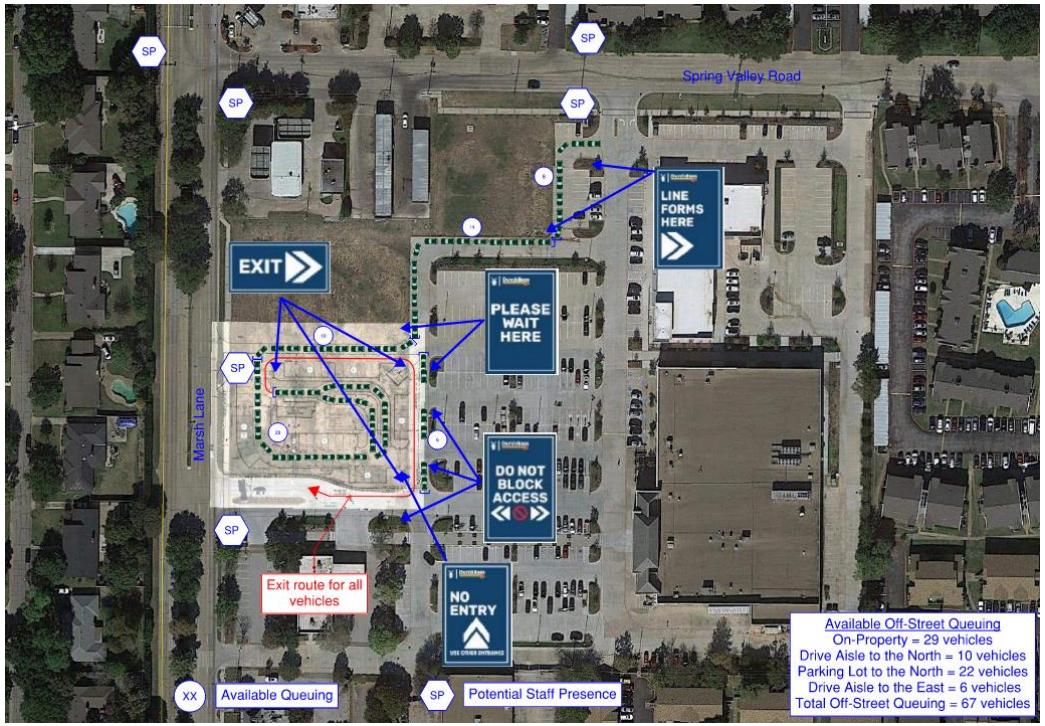
- “Chick-fil-A” style drive through allowing for more efficient service

OTHER POTENTIAL MITIGATION OPTIONS:

- Employ traffic management service during initial peak period

- Secure the right to use adjacent parking areas during initial peak period

- Consider offsite drive aisle improvements



Case 1825-SUP Dutch Bros Coffee

RECOMMENDATION:

Staff recommends **approval of the request, subject to the following condition**:

- The applicant shall obtain staff approval of a traffic mitigation plan prior to commencement of site work.

March 11, 2021

STAFF REPORT

RE:	1825-SUP/Dutch Bros Coffee
LOCATION:	14310 Marsh Lane
REQUEST:	Approval of a Special Use Permit for a restaurant with drive-thru only service to permit a new coffee shop drive-thru within the Brookhaven Village Shopping Center.
APPLICANT:	Eric L. Nunnally Sr., The Nunnally Studio Architects

DISCUSSION:

Background: This subject property is located at 14310 Marsh Lane and is, a currently vacant, .867 acre pad site within the Brookhaven Village Shopping Center, which has been under redevelopment since 2017. Brookhaven Village is part of the Vitruvian Park Development and is included as Block 211 in Vitruvian Parks' Planned Development District Concept Plan, through Ordinance 007-034, as previously amended by ordinances O13-026, O16-017, O16-018, and O19-06.

As the Brookhaven Village Shopping Center redeveloped, two pad sites fronting Marsh Lane were allocated for potential new drive-thru tenants, not to exceed approximately 4,000 square feet. The applicant, Dutch Bros Coffee is the first of these tenants, proposing to develop the southernmost pad site into a drive-thru coffee shop. Headquartered out of Oregon, Dutch Bros Coffee is considered the largest privately held drive-thru coffee chain in the United States. The PD Ordinance allows food establishments with drive-thru service through a Special Use Permit (SUP), only within Block 211 of the Concept Plan. Therefore, the applicant is requesting an SUP for a restaurant with drive-thru service, without alcohol service.

Proposed Plan: The applicant is proposing to fully develop the pad site for the 950 square foot coffee shop building, which will solely be used for kitchen and order intake, and drive-thru service. While the applicant is known for drive-thru service only and is currently only proposing drive-thru service operation, they have included the 336 square foot covered patio area in front of the walk-up order window as a potential seating area, consisting of two 4-top tables. The total requested SUP area is 1,286 square feet.

Uses: The PD Ordinance allows restaurants with drive-thru facilities through the approval of an SUP within Block 211. The proposed use complies with the ordinance.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. Block 211 is exempt from the build-to-line

requirements, no setback or height requirements are provided, and this particular pad site is limited to 4,000 square feet of building area. The proposed plans meet these standards.

Exterior Facades. The PD Ordinance exempts Block 211 from masonry requirements but limits the number of materials to a maximum of three. The proposed plans show the building to be primarily constructed of stucco and fiber cement siding, with masonry accents, which meets the requirement.

Parking: The PD Ordinance for this shopping center requires a parking ratio of 1 space per 100 square feet for restaurants, requiring a total of 13 parking spaces. The overall site plan shows a total of 43 parking spaces provided on site.

Landscaping: The landscape plans have been reviewed by the Parks Department for compliance with the Landscape Ordinance and all requirements have been met.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties develop, redevelop, or go through the zoning process, it is the Town expectation that they be brought into compliance, where feasible. The streetscapes for this entire property have been constructed as part of the overall shopping center redevelopment plans and comply with the MTP requirements.

Traffic: Given the proposed scope of work, a focused Traffic Impact Assessment (TIA) was required by the Town's consultant engineer to determine trip generation and trip distribution in an effort to anticipate site volume for the proposed driveway and the existing shared access driveway. The focused TIA identified that a right turn auxiliary lane is not recommended for either driveway to the pad site and recommended to permit the proposed roadway connections along Marsh Lane to remain without right-turn deceleration lanes. The Town's consultant engineer has reviewed and accepted these findings.

RECOMMENDATION: **APPROVAL**

Dutch Bros Coffee is a successful drive-thru coffee chain priding themselves on outstanding customer service. Given the diverse mix of residential, employment and institutional uses in the surrounding area, this location would be fitting for such a use.

Staff recommends approval of the request without conditions.

Case 1825-SUP/Dutch Bros Coffee

March 16, 2021

COMMISSION FINDINGS:

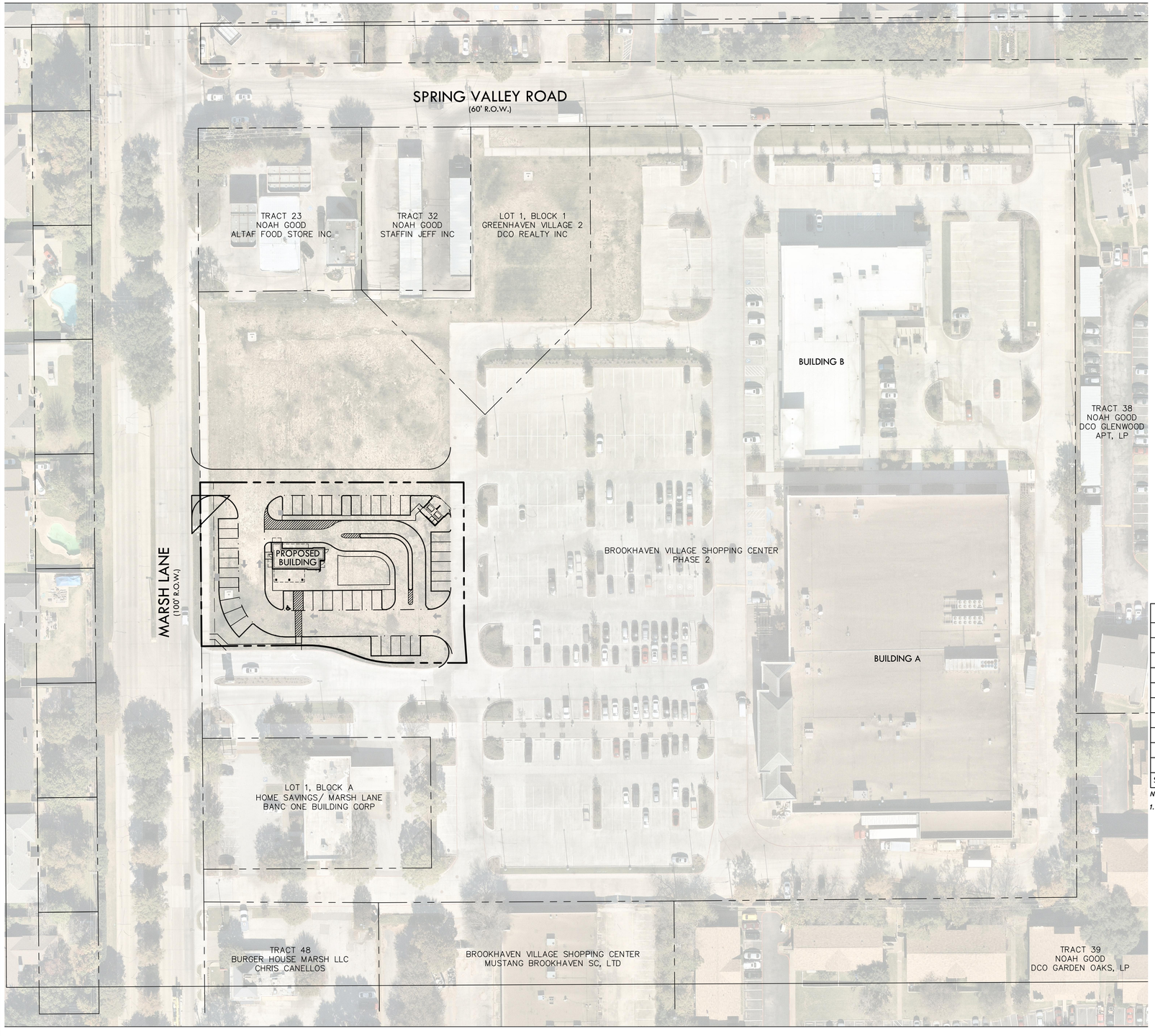
The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 14310 Marsh Lane, which property is currently zoned Planned Development (PD) through Ordinance 007-034, as amended by ordinances O13-026, O16-017, O16-018, and O19-06, by approving a Special Use Permit for a new restaurant with drive-thru only service, subject to the following condition:

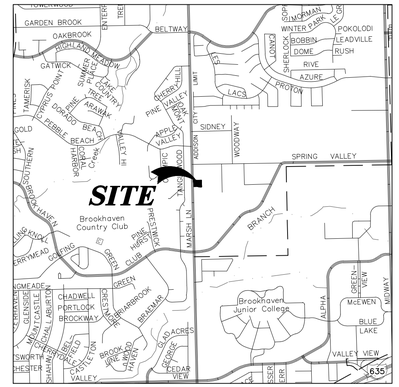
- The applicant shall work with Staff in order to establish an approved Traffic Control Plan for this site

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none





VICINITY MAP
SCALE: N.T.S.

GRAPHIC SCALE IN FEET
20 0 10 20 40

SITE LEGEND

- PROPERTY BOUNDARY
- ADJOINERS
- BUILDING SETBACK
- YARD SETBACK
- EASEMENT
- FIRE LANE
- PROPOSED CURB

SITE DATA TABLE

ZONING	PD
PROPOSED USE	RESTAURANT
LOT AREA	37,780 S.F. - 0.867 AC.
BUILDING AREA	1,286 SF
BUILDING HEIGHT	24'-0"
LOT COVERAGE	70%
TOTAL PARKING REQUIRED	13
TOTAL PARKING PROVIDED	43
USABLE OPEN SPACE REQUIRED	7,579 S.F.
USABLE OPEN SPACE PROVIDED	8,330 S.F.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	29,070 S.F.

NOTES:

1. NO FLOODPLAIN EXISTS ON THIS SITE.

TOWN OF ADDISON SITE PLAN NOTES:

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

ACTION		
	APPROVED	DENIED
STAFF	DATE	INITIALS
COUNCIL	DATE	INITIALS

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

REVISIONS

NO.	DATE	DESCRIPTION

OVERALL SITE PLAN

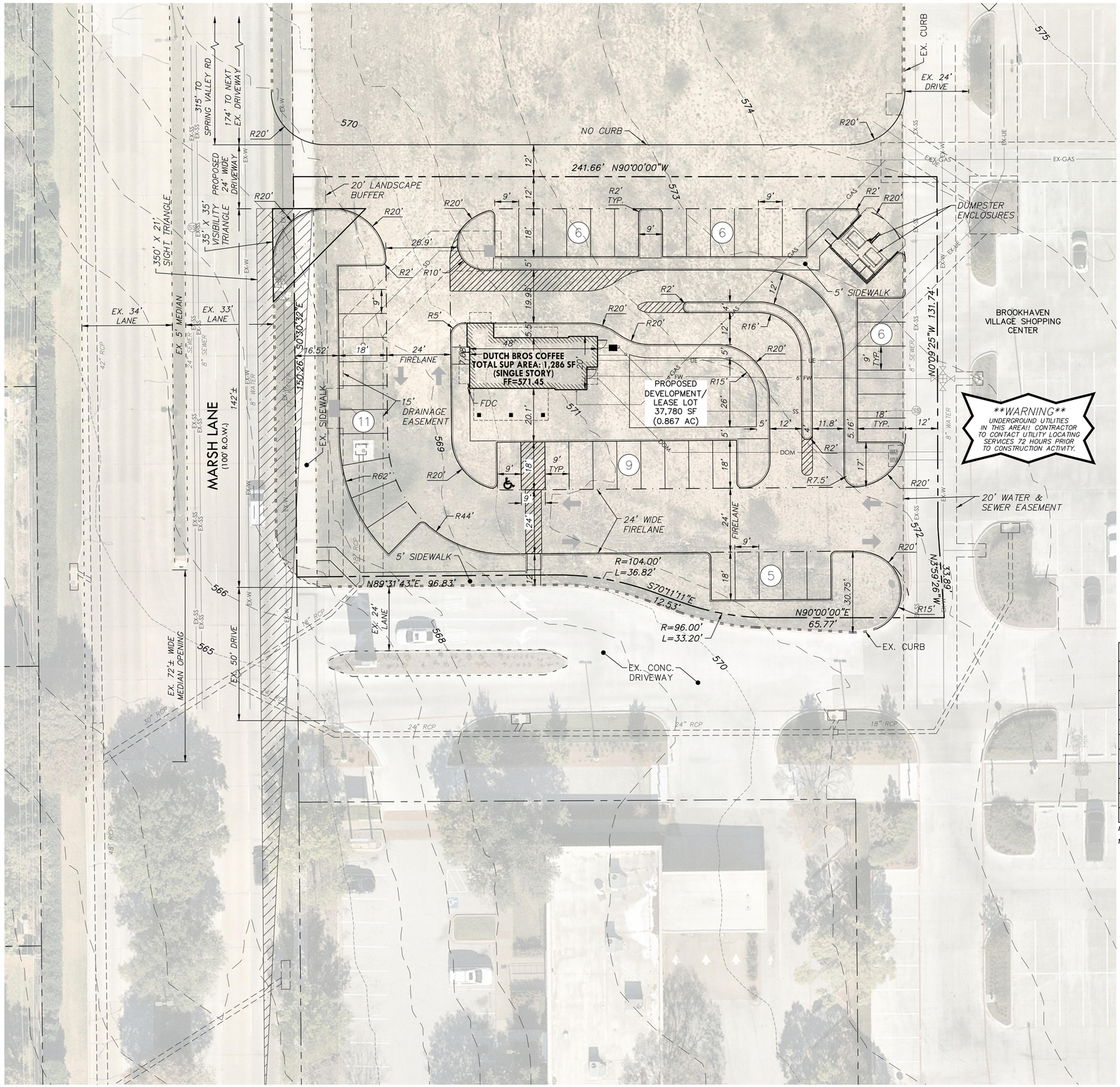
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335-1121
(TX REG. F-1114)

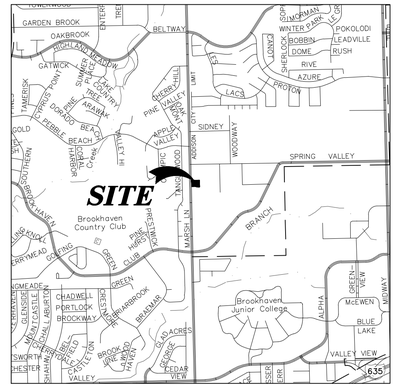
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

PRELIMINARY
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AUSTIN M. CARR
P.E.# 133775
DATE: March 9, 2021

JOB NO.	B0007043.001
DESIGNED BY:	JBB / BS
DRAWN BY:	RVG
CHECKED BY:	AMC
DATE:	FEBRUARY 26, 2021
SHEET:	**C1.1**

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PLOTTED BY: Rigo Gonzalez
PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 3:39:33 PM
PLOTTED WITH: _ANSI-B-Half.pc3





VICINITY MAP
SCALE: N.T.S.

WATER METER TABLE	
DOMESTIC WATER METER	1.5"
IRRIGATION METER	1"

GRAPHIC SCALE IN FEET
20 0 10 20 40

SITE LEGEND

PROPERTY BOUNDARY	FW	PROPOSED 6" FIRE LINE	
ADJOINERS	DOM	PROPOSED 1.5" WATER LINE	
BUILDING SETBACK	SS	PROPOSED 6" SANITARY SEWER LINE	
YARD SETBACK	GAS	PROPOSED GAS LINE	
EASEMENT	UE	PROPOSED UNDERGROUND ELECTRIC LINE	
FIRE LANE	EX-W	EXISTING WATER LINE	
PROPOSED CURB	EX-SS	EXISTING SEWER LINE	
EXISTING STORM DRAIN	EX-GAS	EXISTING GAS LINE	
TAS COMPLIANT ROUTE	EX-UE	EXISTING UNDERGROUND ELECTRIC LINE	
	WM	EXISTING WATER METER	
(#) PARKING COUNT		EXISTING FIRE HYDRANT	
SD PROPOSED 18" STORM DRAIN		EXISTING WATER VALVE	
	SS	EXISTING SEWER MANHOLE	

SITE DATA TABLE

ZONING	PD
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BUILDING AREA	1,286 SF
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TOTAL PARKING PROVIDED	43
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ACTION		
	APPROVED	DENIED
STAFF	DATE	INITIALS
COUNCIL	DATE	INITIALS

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
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DUNAWAY ASSOCIATES
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550 BAILEY
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PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL SITE PLAN

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335.1121
(TX REG. F-11174)

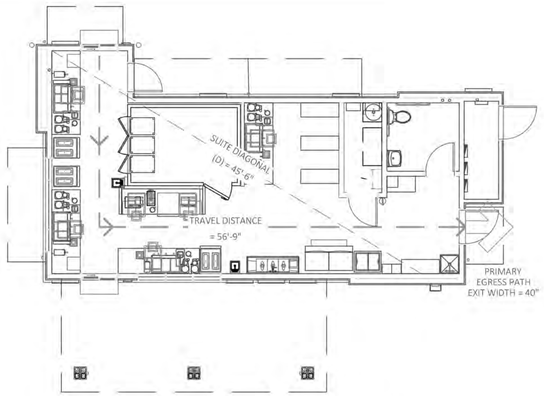
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14310 MARSH LANE
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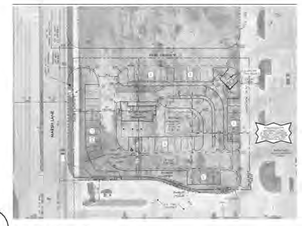
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PLOTTED BY: Rigo Gonzales
PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 1:39:27 PM
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3 FIRE/ LIFE SAFETY PLAN

SCALE: 1/8" =



1 A7.0 KEY PLAN

2 A7.0

3 A7.0

TOWN PROJECT NUMBER

1825-SUP

SUBDIVISION

BROOKHAVEN SHOPPING CENTER. PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

COOLER GENERAL NOTES:

1. COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

GENERAL NOTES:

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
3. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE OF STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
7. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
   A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
   B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
   C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

PRE-FAB. METAL AWNING, ABOVE

AWNING DOWNSPOUT LOCATION

PRE-FAB. METAL AWNING, ABOVE

STAFF ORDER RUNNERS

AWNING DOWNSPOUT LOCATION

4 A7.0

PRE-FAB. METAL AWNING, ABOVE

COOLER

MECH. ROOM

UNISEX ACCESSIBLE RESTROOM

60" CLR

ELEC. ROOM

950 SF

PRODUCTION

5 A7.0

PRE-FAB. METAL AWNING, ABOVE.

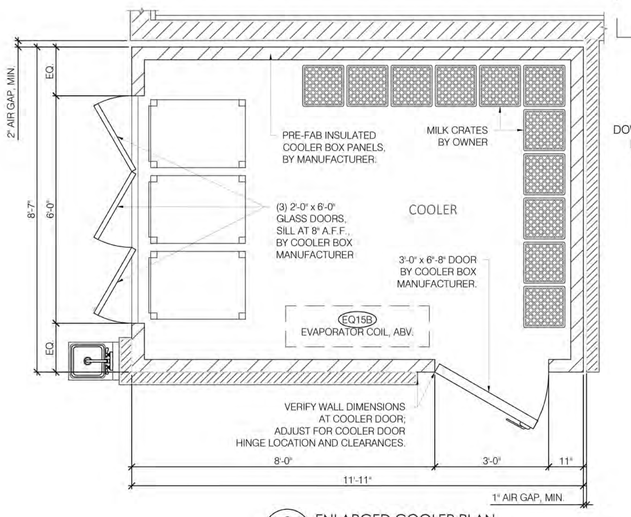
AWNING DOWNSPOUT LOCATION

AWNING DOWNSPOUT LOCATION

WALK-UP ORDER WINDOW

COVERED PATIO
(w/TWO 4-TOP TABLES FOR WALK-UP CUSTOMERS)

336 SF



2 ENLARGED COOLER PLAN

SCALE: 1/2" = 1'-0"

N 1 FLOOR / EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

0' 2' 4'

The Nunnally Studio
Architecture | Interiors | Planning
P.O. Box 815863
Dallas, Texas 75381
tel. 214-450-9003
fax. 866.387.7903

Property Owner:
Harry G. Alcock
DCO Realty, Inc.
1745 Shea Center Drive #200
Highlands Ranch, CO 80129
tel. 720.348.7602

REVIEW PRINT

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REGISTRANT:
ERIC L. NUNNALLY SR., AIA, NCARB, CSI

TEXAS REGISTRATION NUMBER: 24874

Dutch Bros Coffee

Brookhaven Shopping Center
14310 Marsh Lane
Addison, Texas

for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

Revisions:

Drawn By: MS
Checked By: EN
Date: 03/01/2021
Project Number: 2021.TX3301

Sheet Name/No.

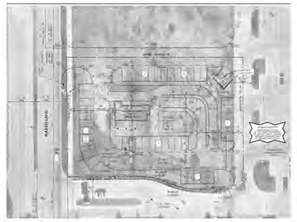
FLOOR PLAN

A100

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FACADE PLAN NOTES

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- 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



KEY PLAN

TOWN PROJECT NUMBER

1825-SUP

SUBDIVISION

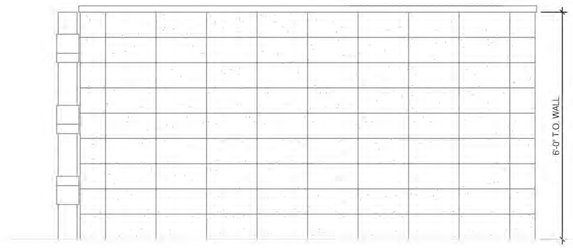
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

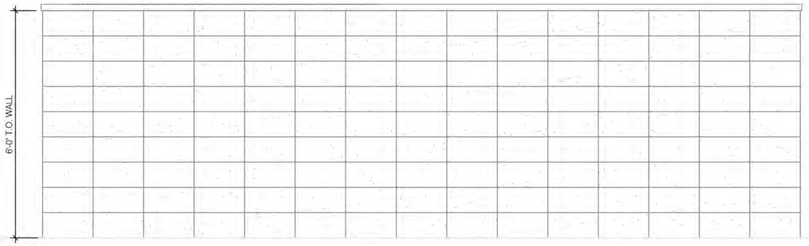
TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.



5 TRASH ENCLOSURE SIDE ELEVATION

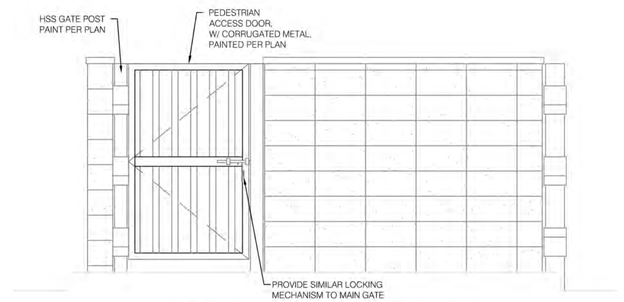
SCALE: 1/2" = 1'-0"



4 TRASH ENCLOSURE SIDE ELEVATION

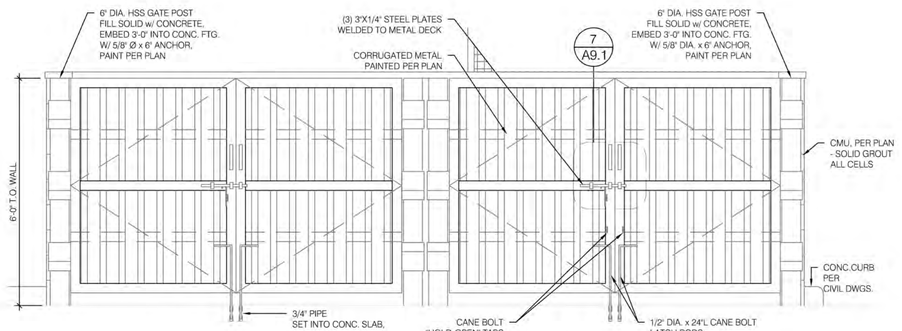
SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	WILLAMETTE-GRAYSTONE	CHARCOAL	SPLIT FACE, 8x16x8; 8x8x8 AS NECESARY
	CMU CAP	WILLAMETTE-GRAYSTONE	CHARCOAL	12x16x2
PT-2	PAINT	SHERWIN-WILLIAMS	-	BLDG DB DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	-	BLDG DB BLUE, GATE FRAMES & POSTS



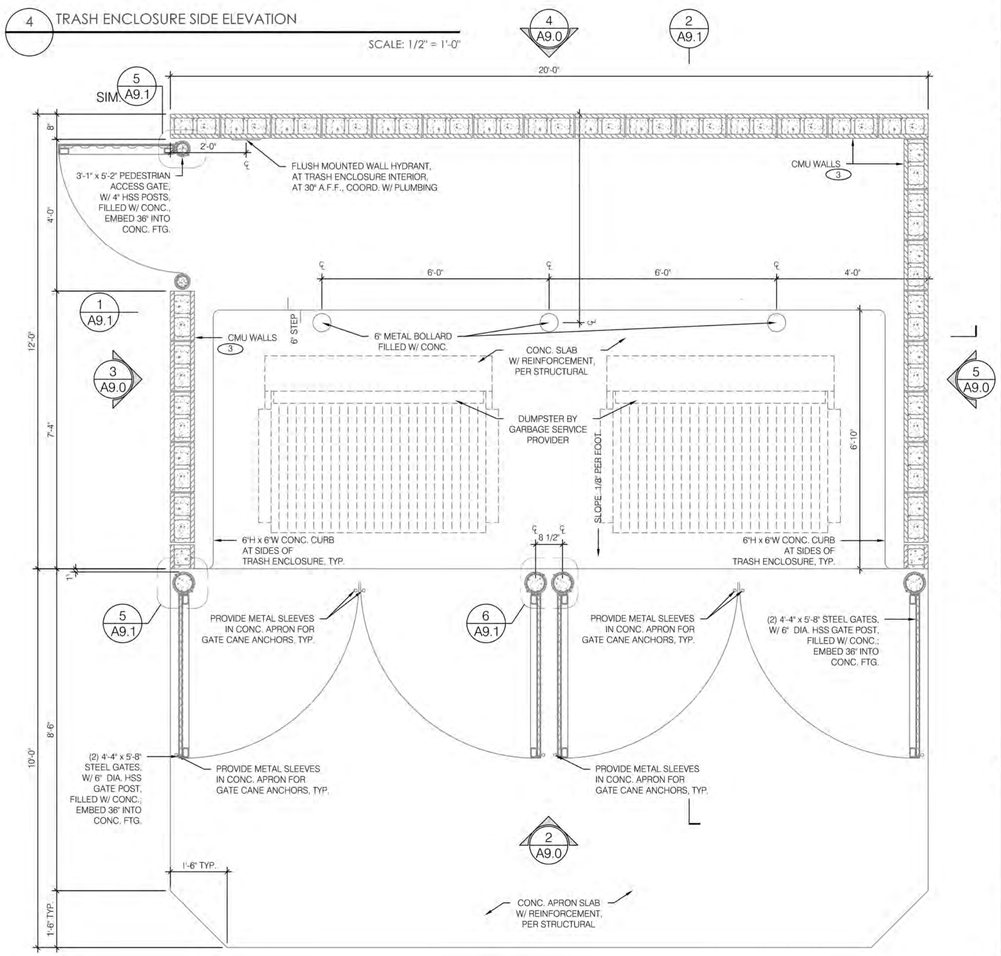
3 TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"

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P.O. Box 815863
Dallas, Texas 75381
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Revisions:

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Sheet Name/No.

DUMPSTER ENCLOSURE

A102

"The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the" Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws".

MATERIAL COMPOSITION

FRONT ELEVATION:
- *STUCCO - 206 S.F./40%
- *MASONRY - 48 S.F./9%
- *FIBER CEMENT SIDING - 202 S.F./40%
- * GLAZING - 57 S.F./11%

RIGHT ELEVATION:
- *STUCCO - 645 S.F./73%
- *MASONRY - 124 S.F./14%
- *FIBER CEMENT SIDING - 38 S.F./4%
- * GLAZING - 74 S.F./9%

LEFT ELEVATION:
- *STUCCO - 630 S.F./68%
- *MASONRY - 82 S.F./9%
- *FIBER CEMENT SIDING - 183 S.F./20%
- * GLAZING - 26 S.F./3%

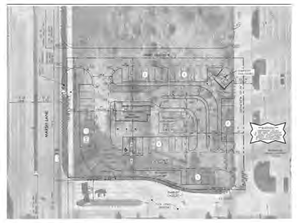
REAR ELEVATION:
- *STUCCO - 331 S.F./75%
- *MASONRY - 14 S.F./3%
- *FIBER CEMENT SIDING - 96 S.F./22%
- * GLAZING - 0 S.F.

MATERIAL MANUFACTURERS

MASONRY - ELDORADO STONE
STUCCO - DRYVIT / STO CORP.
FIBER CEMENT SIDING - NICHIHA
GLAZING FRAMING/GLASS- KAWNEER/VITRO

FACADE PLAN NOTES

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KEY PLAN

TOWN PROJECT NUMBER

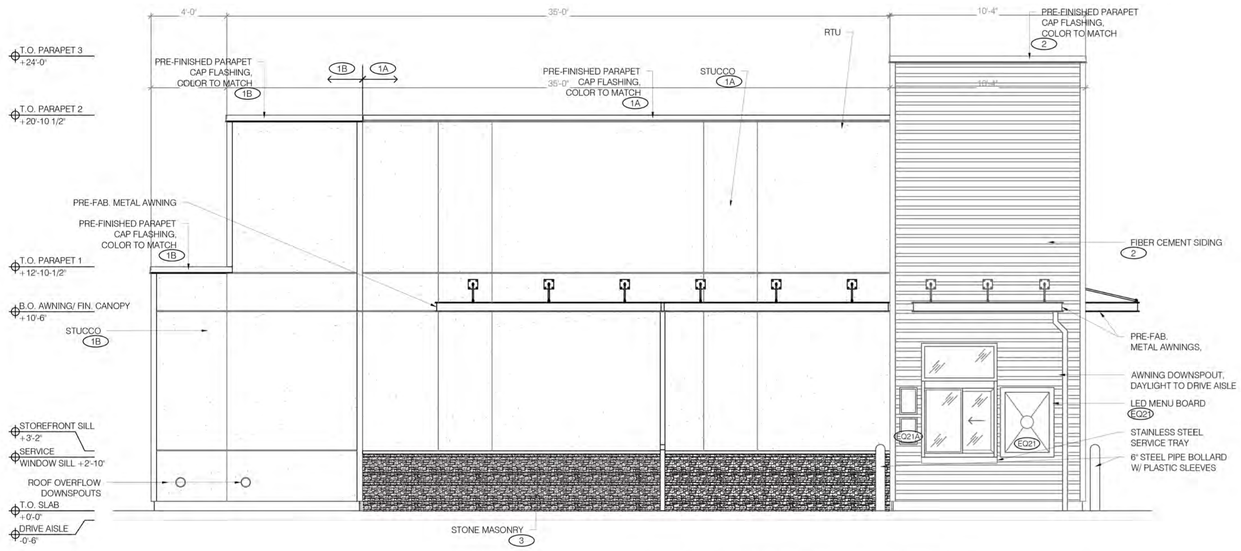
1825-SUP

SUBDIVISION

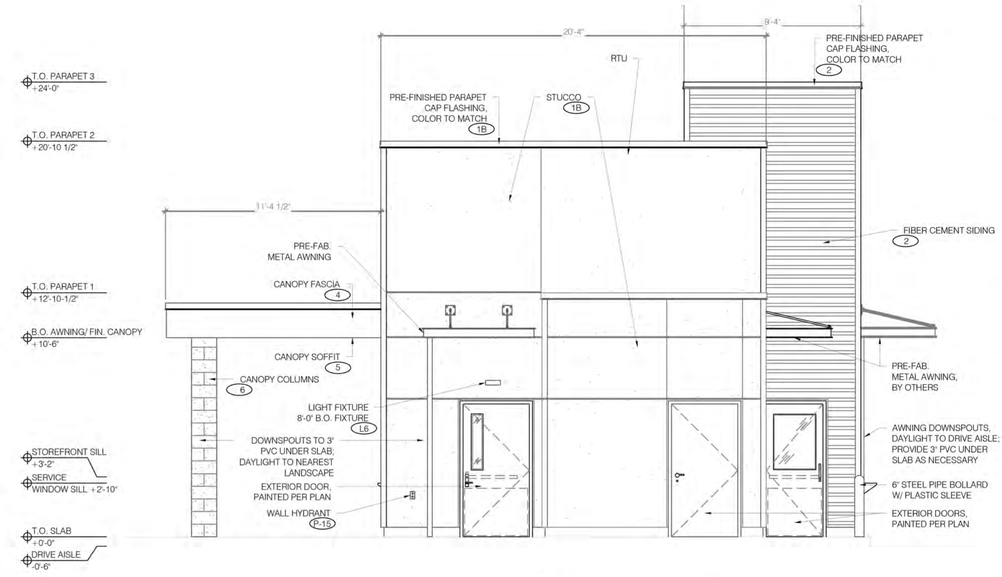
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE

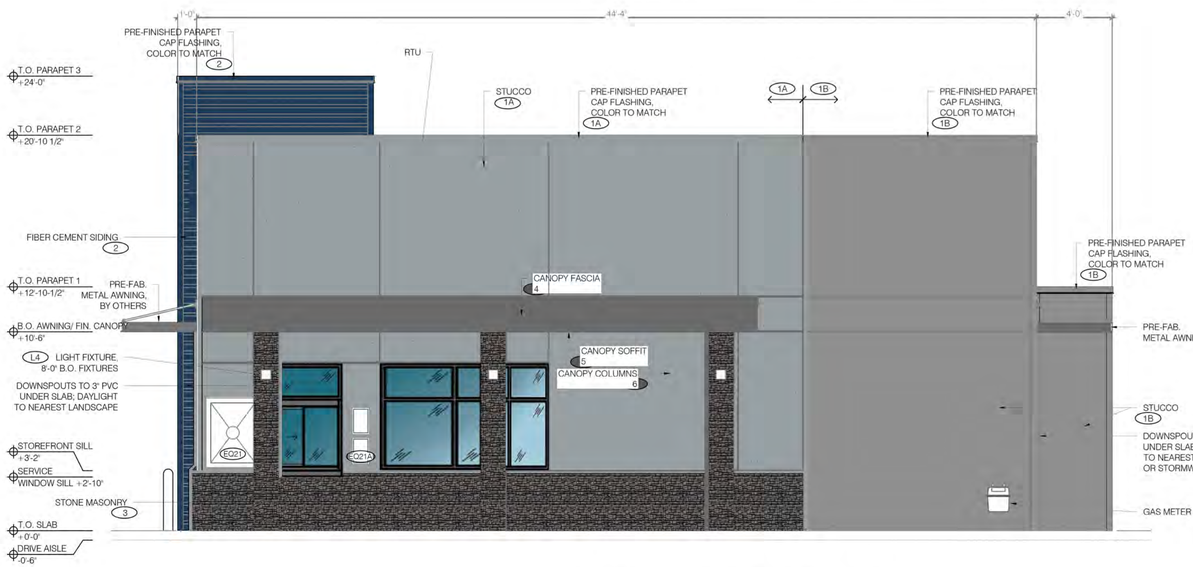
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588



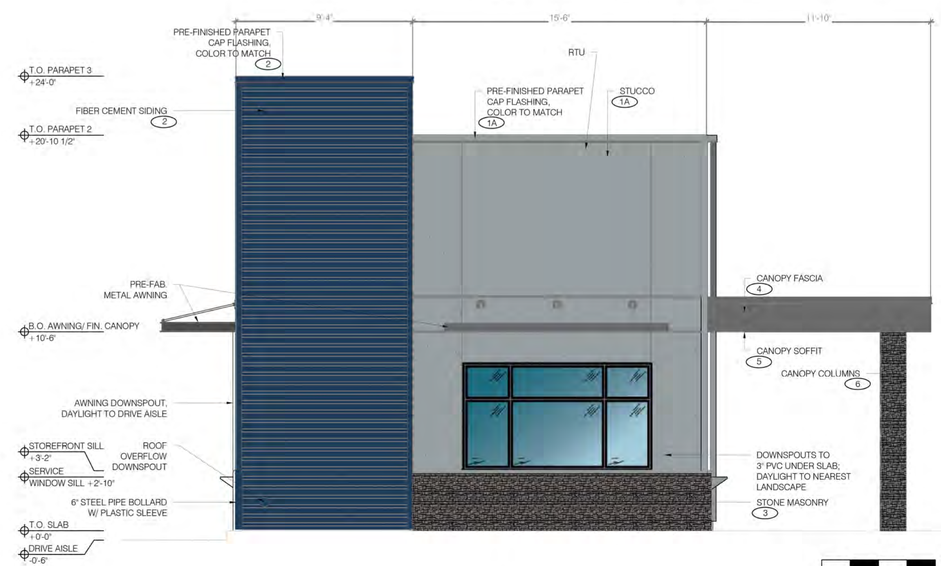
4 LEFT ELEVATION - DRIVE-THRU WINDOW - A1
MATERIAL COLORS SIM. TO RIGHT
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION - A1
MATERIAL COLORS SIM. TO FRONT
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW - A1
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - A1
SCALE: 1/4" = 1'-0"

0' 2' 4'

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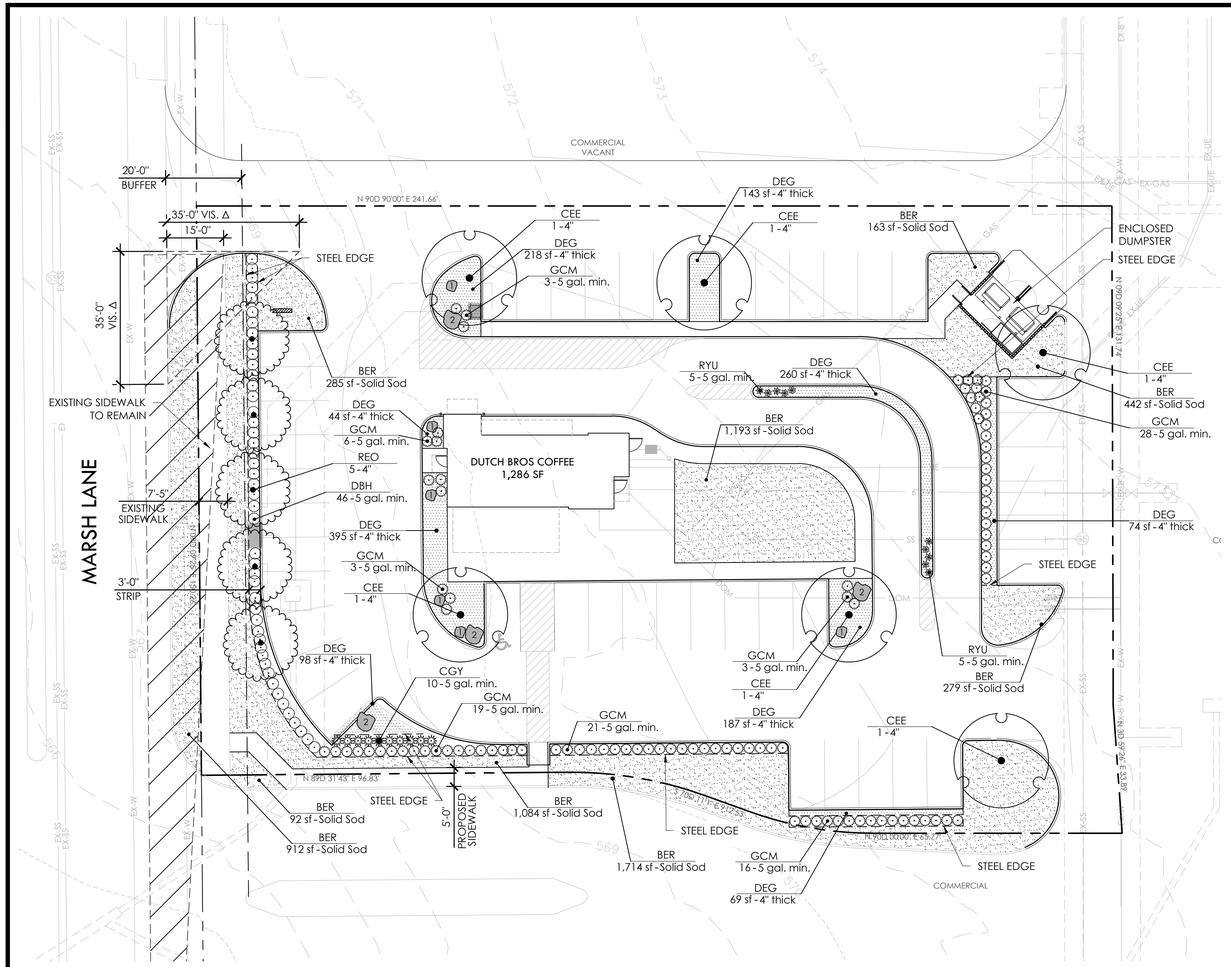
Dutch Bros Coffee
Brookhaven Shopping Center
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Addison, Texas

for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

Revisions:

Drawn By: MS
Checked By: EN
Date: 03/01/2021
Project Number: 2021.TX3301

Sheet Name/No.
EXTERIOR ELEVATIONS
A101





VICINITY MAP
SCALE: N.T.S.

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	CEE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4"	65 GAL	14`-16` MIN.	4`-6`
	REO	5	RED OAK	QUERCUS RUBRA	4"	65 GAL	14`-16` MIN.	4`-6`

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	CGY	10	COLOR GUARD YUCCA	YUCCA FILAMENTOSA `COLOR GUARD`	5 GAL. MIN.	24"-30"	20"-24"	3` OC.
	DBH	46	DWARF BURFORD HOLLY	ILEX CORNUTA `BURFORDII NANA`	5 GAL. MIN.	30"-36"	24"-26"	3` OC.
	GCM	99	GULF COAST MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL. MIN.	18"-20"	15"-18"	3` OC.
	RYU	10	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL. MIN.	18"-24"	18"-24"	2` OC.

ROCK/GRAVEL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	DEG	1,496 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	4" THICK	NA	NA	NA

SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	BER	6,164 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA

STEEL EDGING – – – – – – – – – – – –

1	3' x 3'	MOSS BOULDER	SOURCE: WHIZ Q STONE
2	5' x 5'	MOSS BOULDER	SOURCE: WHIZ Q STONE

NOTE:

- IRRIGATION WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM AND WILL HAVE A RAIN/FREEZE SENSOR.
- NO EXISTING TREES ON THE SITE.

LANDSCAPE DATA CHART

SITE AREA 37,897 SF / .87 AC
BUILDING AREA 920 SF

	REQUIRED	PROVIDED
20% OF GROSS SITE AREA TO BE LANDSCAPE 37,897 x 20%	7,579 SF	8,330 SF
STREET LANDSCAPE BUFFER 20' BUFFER ALONG MARSH LANE	20' BUFFER	20' BUFFER
ONE 4" CAL SHADE TREE FOR EVERY 30 LF OF FRONTAGE MARSH LANE 137 LF / 30 LF	5 - 4" CAL SHADE TREES	5 - 4" CAL SHADE TREES
EVERGREEN SHRUBS AT 3'OC MARCH LANE 137 LF / 3'	46 EVERGREEN SHRUBS	46 EVERGREEN SHRUBS
PARKING LOT SCREENING EVERGREEN SHRUBS AT 3' OC MARSH LANE 137 LF / 3'	46 EVERGREEN SHRUBS	46 EVERGREEN SHRUBS
PARKING LOT PERIMETER 3' STRIP FOR SITE SMALLER THAN 10,000 SF	3' STRIP	3' STRIP
SHRUBS PLANTED AT 3' OC SOUTH PARKING AREA 169 LF / 3' OC WEST PARKING AREA 150 LF / 3' OC EAST PARKING AREA 54 LF / 3' OC	56 SHRUBS 50 SHRUBS 18 SHRUBS	58 SHRUBS 50 SHRUBS 22 SHRUBS
PARKING LOT INTERIOR 5% PLANTING AREA FOR PARKING AREA 7,000-49,999 16,861 SF PARKING AREA X 5%	843 SF PLANTING AREA	2,735 SF PLANTING AREA
ONE SHADE TREE FOR EVERY 10 SPACES 44 SPACES / 10	4 SHADE TREES	4 SHADE TREES
NO SPACE TO BE FARTHER THAN 50' FROM TRUNK OF TREE NO EXISTING TREES ON SITE	2 SHADE TREES	2 SHADE TREES
NO EXTSTING TREES ON SITE		

GRAPHIC SCALE IN FEET
20 0 10 20 40

TOWN PROJECT NUMBER

1825-SUP

SUBDIVISION

BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE

JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES

CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER

HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

REVISIONS		
NO.	DATE	DESCRIPTION

CONCEPTUAL LANDSCAPE PLAN

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
817.335.1121
(TX REG. T-1114)

PRELIMINARY
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These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Megan Abernathy
LA#2706
03/09/2021

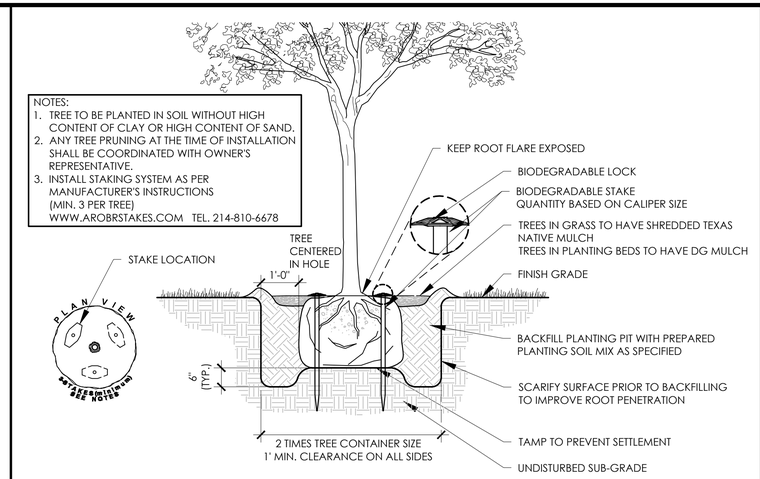
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DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021
SHEET:	C5.0

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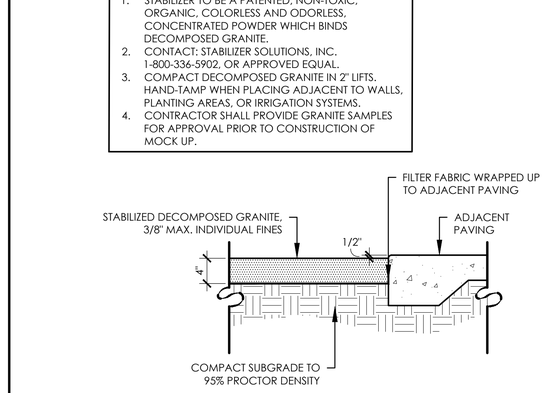
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PLOTTED ON: Wednesday, March 03, 2021
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LANDSCAPE NOTES:

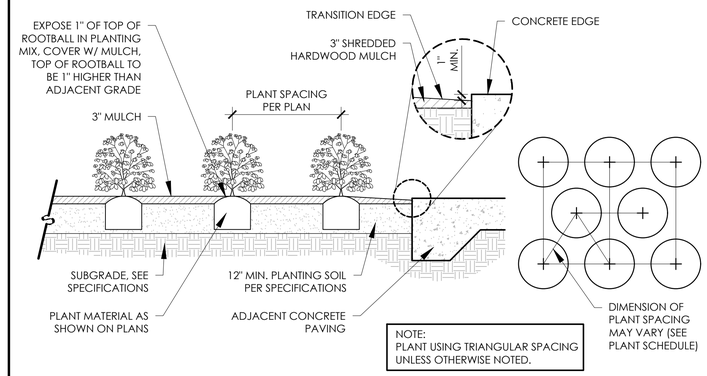
1. ORDINANCE PLAN MAY REQUIRE REVISIONS WHEN TREE SURVEY IS PROVIDED.
2. ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM, AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
3. ISOLATED PLANT MATERIAL TO RECEIVE DRIP TUBING IN A RING PATTERN AROUND THE ROOT BALL. WHERE POSSIBLE, ELIMINATE DRIP TUBING FROM LARGE AREAS VOID OF PLANT MATERIAL.
4. SOIL MIX FOR ALL PLANTING AREAS SHALL BE MANUFACTURED SOIL, CONSISTING OF MANUFACTURER'S BASIC TOPSOIL, BLENDED IN A MANUFACTURING FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL. MANUFACTURED SOIL SHOULD ACHIEVE PH OF 5 TO 7.5 AND MINIMUM OF 4 PERCENT ORGANIC-MATTER CONTENT, FRIABLE, AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILL AND AERATION.
5. AMEND MANUFACTURER'S BASIC SOIL WITH SULFUR (1-1/2 POUNDS PER CUBIC YARD), AND COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
6. IN TREE AND SHRUB PLANTINGS, APPLY AMENDED SOIL TO MINIMUM DEPTH OF 12 INCHES. FOR TURF AREAS, TILL 2" OF AMENDED MANUFACTURER'S SOIL MIX INTO EXISTING SUBGRADE.
   A) CONTRACTOR SHALL PREPARE AND FURNISH PROPER SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.
   B) ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CALICHE, CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
5. ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH SHREDDED TEXAS NATIVE MULCH. MAINTAIN A 1FT CLEAR AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE.
6. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
7. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
   A) LAY SOD ACROSS SLOPES EXCEEDING 1:3.
   B) ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
8. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
9. GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION. MAINTENANCE PERIOD FOR TURF AREAS ONLY IS 60 DAYS PAST SUBSTANTIAL COMPLETION.
10. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
11. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:
   A) SATISFACTORY SODDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.
   B) SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
12. USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
13. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
   A) FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
      A)A) DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECTED BY OWNER.
      A)B) STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
   B) WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
      B)A) TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
      B)B) GROUNDCOVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
14. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
15. STAKE OR GUY TREES ONLY IF THEY ARE NOT ABLE TO STAND VERTICAL ON THEIR OWN.
16. REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE TURF IS APPLIED.
17. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
18. ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
19. VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
20. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
21. INSTALL IRRIGATION SYSTEM PRIOR TO APPLICATION OF TOPSOIL OR PLANTING SOIL MIX.
22. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC., SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
24. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
25. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
26. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
27. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
28. METAL EDGER: COL-MET COMMERCIAL GRADE STEEL EDGING 8" THICK. INSTALL PER MANUFACTURERS RECOMMENDATIONS.



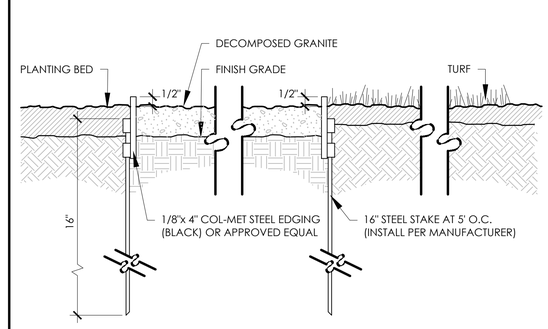
A **TREE PLANTING WITH ARBOR STAKES** SCALE: 1/2" = 1'-0"



B **STABILIZED DECOMPOSED GRANITE** SCALE: 1"=1'-0"

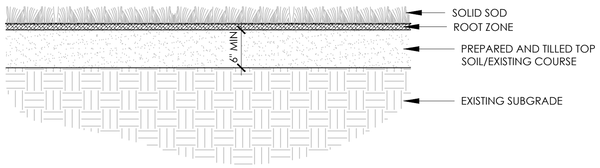


C **SHRUBS PLANTED W/ BARK MULCH** SCALE: NTS

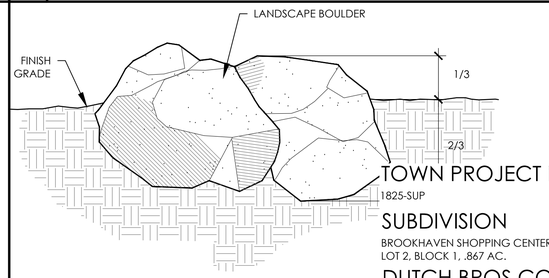


D **STEEL EDGING** SCALE: 1"=1'-0"

NOTES:
1. LAY THE SOD THE SAME DAY AS DELIVERY. DELAY CAN RESULT IN THE GRASS DRYING OUT AND DAMAGE TO THE ROOTS.
2. REMOVE WEEDS, TRASH AND ANY ROCKS OR CLUMPS OF SOIL LARGER THAN 3".
3. EXCAVATE EXISTING SOIL TO ALLOW FOR INSTALLATION OF QUALITY TOP SOIL AT A MINIMUM DEPTH OF 4", IN ALL AREAS TO RECEIVE SOD.
4. TILL 4" OF QUALITY TOP SOIL TO A DEPTH OF 6" IN ALL AREAS TO RECEIVE SOD.
5. FINE GRADE TILLED AND PREPPED SOIL PER GRADING PLANS TO MINIMIZE DRAINAGE ISSUES.
6. WATER SOIL UNTIL LIGHTLY MOISTENED BEFORE LAYING SOD.
7. LAY SOD ALONG SIDEWALK EDGE AND WORK OUTWARD, MAKING SURE ALL PIECES ARE ROLLED OUT IN THE SAME DIRECTION.
8. ENSURE SOD IS LEVEL WITH ADJACENT FINISH GRADE OF SIDEWALK.
9. LAY SOD IN A STAGGERED BOND PATTERN, ENSURING THAT EDGES ARE BUTTED UP TIGHTLY AGAINST EACH OTHER, LEAVING NO GAPS AT SEAMS.
10. IN AREAS OF STEEP SLOPES, USE FABRIC STAPLES TO HOLD THE SOD IN PLACE.
11. SEAM ALL EDGES BY FIRMLY ROLLING THE SOLID SOD AREA WITH A LAWN ROLLER.
12. FERTILIZE SOLID SOD USING A HIGH PHOSPHATE STARTER PER THE MANUFACTURER'S RECOMMENDATIONS.
13. WATER SOLID SOD AREA, KEEPING THE AREA MOIST FOR TWO WEEKS OR UNTIL FULLY ESTABLISHED.
14. AFTER TWO WEEKS, REPLACE ANY DEAD OR DECLINING AREAS OF SOD.



E **SOLID SOD ON PREPARED BASE** SCALE: 1" = 1'-0"



NOTES:
1. SEE LANDSCAPE PLAN FOR BOULDER SPECIFICATION AND LOCATION.
2. CONTRACTOR SHALL SUBMIT PHOTOS OF BOULDERS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

F **BOULDER PLACEMENT**

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE NOTES & DETAILS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Phone: 817.335.1121
(TX REG. F-11164)

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

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Megan Abernathy
LA#2706
03/09/2021

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

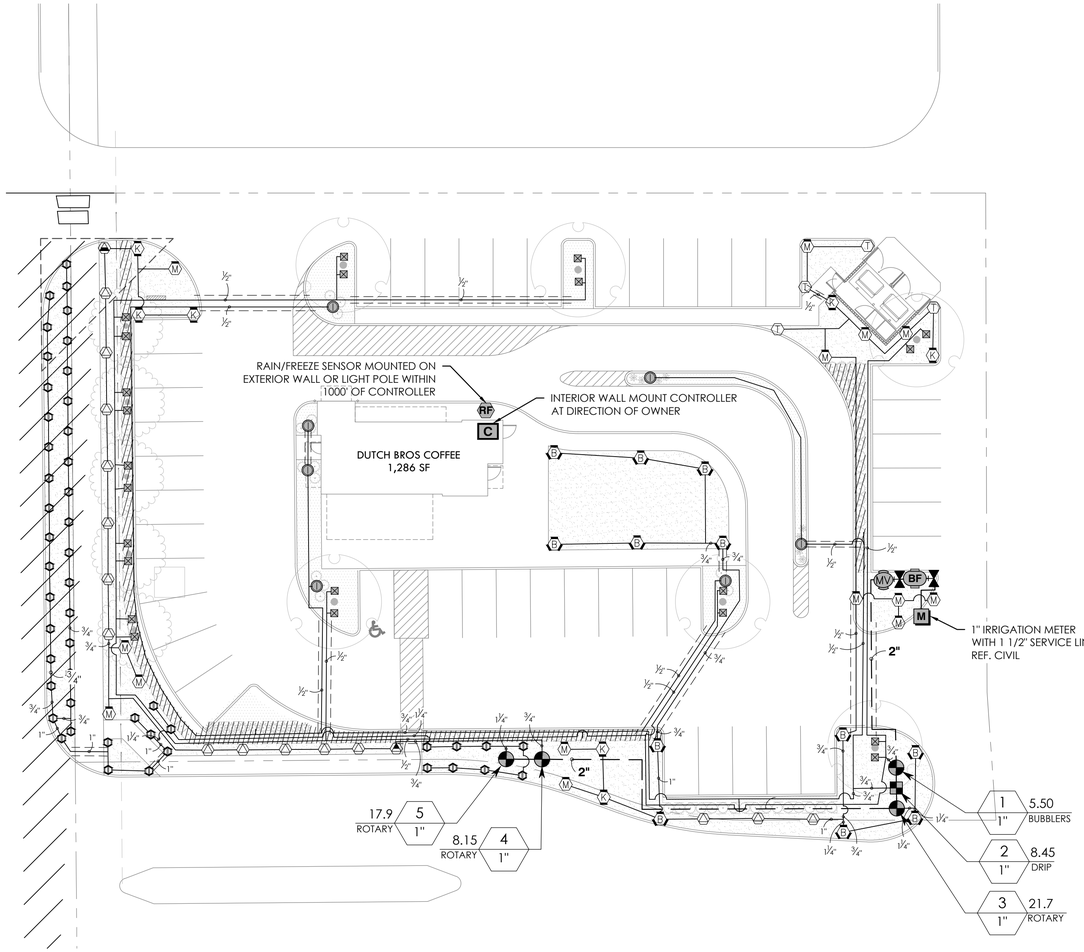
DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

JOB NO.	B0007043.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021
SHEET:	C5.1

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PLOTTED BY: Jared Moody
PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 9:33:17 AM
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
T	ROTARY: HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
LST RST SST	ROTARY: HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.
M L O	ROTARY: HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
K G R	ROTARY: HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
B Y A	ROTARY: HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.
	ROTARY: HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)
25Q 50Q 50H 10H 10F 20F	BUBBLER:HUNTER PROS-02-MSBN 10F MULTI-STREAM BUBBLER, 2" POP-UP,50=0.5GPM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE: HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
0.5 1.0 2.0 4.0	POINT SOURCE EMITTER: HUNTER MPE MULTI-PORT EMITTER 6 PORTS IN TOTAL BUT CAN BE LIMITED BY PLUGGING THE UNUSED PORTS. BLUE COLOR USED FOR 0.5 GPH, BLACK FOR 1.0 GPH, RED FOR 2.0 GPH AND TAN FOR 4.0 GPH.
	AREA TO RECEIVE DRIPLINE DRIP AREA: HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING, DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE: HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET. FOR COMMERCIAL/MUNICIPAL USE.INSTALL TWO WIRE EZ-1 DECODER PER MANUFACTURER'S RECOMENDATIONS.
	SHUT OFF VALVE PVC SCHEULE 40 BALL VALVE, SLIP X SLIP
MV	MASTER VALVE: HUNTER ICV-G 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. INSTALL TWO WIRE EZ-1 DECODER PER MANUFACTURER'S RECOMENDATIONS.
BF	BACKFLOW: FEBCO 850, 1" DOUBLE CHECK BACKFLOW PREVENTION
C	CONTROLLER: HUNTER HC-6 6 STATION SMART CONTROLLER WITH WI-FI CONNECTION
RF	RAIN/FREEZE SENSOR: HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.
M	WATER METER 1" ASSUMED PRESSURE OF 65 PSI.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40 MAINLINE SIZE 2"
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size



VICINITY MAP
SCALE: N.T.S.

GRAPHIC SCALE IN FEET
20 0 10 20 40

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

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HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

REVISIONS

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DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335-1121
(TX REG. T-1114)

CONCEPTUAL IRRIGATION PLAN

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Janel M. Moody
L.I.#20529
03/09/2021

JOB NO.	B0007043.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021
SHEET:	C6.0

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PLOTTED BY: Janel Moody
PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 9:38:28 AM
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IRRIGATION NOTES:

1. IRRIGATION PLAN IS SCHEMATIC. ALL PIPING HEADS, VALVES, ETC. SHALL BE LOCATED AS SHOWN ON THE DETAILS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.

2. VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING OF WORK. CONTRACTORS SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.

3. COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS/TRADES AND PROTECT THE WORK OF OTHER CONTRACTOR/TRADES. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIONS.

4. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE PARTS LIST AND MANUFACTURER'S CATALOG SHOWING PERFORMANCE, QUALITY AND FUNCTION OF EACH ITEM OF EQUIPMENT IN THE SYSTEM. IN ADDITION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF THE SYSTEM.

5. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL BE PRESENT AT THE FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE PRIOR TO THE INSPECTION. ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.

6. WORK MUST BE GUARANTEED FOR TWO YEARS.

7. IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES.

8. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.

9. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. IF ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE IRRIGATION SYSTEM, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.

10 MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ON TOP.

11. SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES SHALL BE SCH 40 AND A MINIMUM OF TWO PIPE SIZES LARGER THAN THE PIPE.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ELECTRICAL POWER TO ALL CONTROLLERS.

13. PRIOR TO BEGINNING OF WORK, CONTRACTOR SHALL VERIFY MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF <<65>> PSI. IF THE STATIC PRESSURE IS LESS THAN <<65>> PSI AT THE POINT OF CONNECTION, STOP WORK, NOTIFY ENGINEER AND DO NOT PROCEED UNTIL INSTRUCTED BY ENGINEER.

14. ATTACH A PREPRINTED, HEAVY DUTY PLASTIC SERIALIZED TAG TO EACH CONTROL VALVE WITH ITS ASSOCIATED CONTROLLER STATION NUMBER. TAGS SHOULD BE AS SUPPLIED BY RAINBIRD OR APPROVED EQUAL.

15. THE PIPE SHOWN IN PAVED AREAS WITHOUT SLEEVES IS SHOWN IN THESE AREAS FOR PURPOSE OF DRAWING CLARITY. PIPE TO BE IN NEAREST UNPAVED LOCATION.

16. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED WITH RAIN/FREEZE SENSOR(S). MOUNT THE TRANSMITTER(S) IN AN OPEN AREA AS DIRECTED BY THE OWNER.

17. ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.

18. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN ITS PROPER WORKING ORDER DURING THE 2 YEAR MAINTENANCE PERIOD.

19. ALL WIRING SHALL BE RATED FOR DIRECT BURIAL.

NETAFIM NOTES:

1. AIR RELIEF VALVE TO BE PLACED AT HIGH POINT IN BED.

2. FLUSH VALVE TO BE PLACED AT LOW POINT IN BED ON EXHAUST LINE.

3. THESE LAYOUTS ARE TYPICAL AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS SUCH AS GRADING.

4. IRRIGATION LATERAL LINES FEED SUPPLY HEADERS.

INSPECTION NOTES:

1. HEADS SHALL NOT SPRAY ON IMPERVIOUS SURFACES.

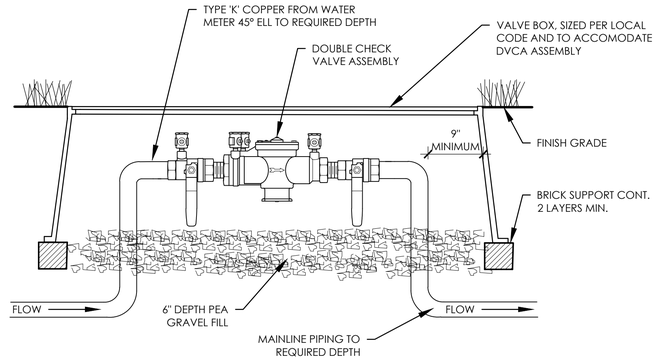
2. HEADS SHALL NOT SPRAY ON WALLS OR FENCES.

3. HEADS SHALL NOT BE CLOSER THAN 4 INCHES OF THE EDGE OF HARDSCAPE.

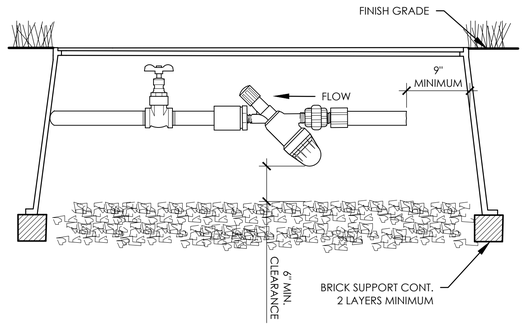
4. NO DRINKING DOMESTIC USES ALLOWED ON IRRIGATION LINES, NO SWIMMING POOL USE OR FOUNTAINS.

5. CONTRACTOR SHALL COMPLY WITH ALL INSPECTION REQUIREMENTS OF THE MUNICIPALITY.

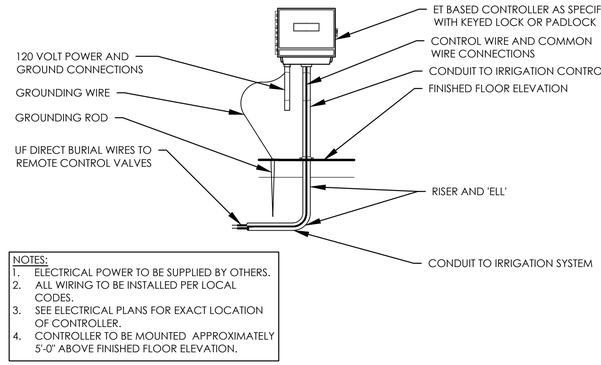
6. FOR FINAL INSPECTION, IRRIGATOR'S REPRESENTATIVE MUST BE PRESENT.



A **DOUBLE CHECK VALVE ASSEMBLY** SCALE: NTS

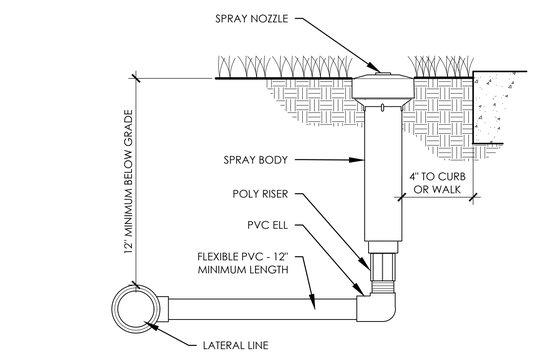


B **WYE STRAINER** SCALE: NTS

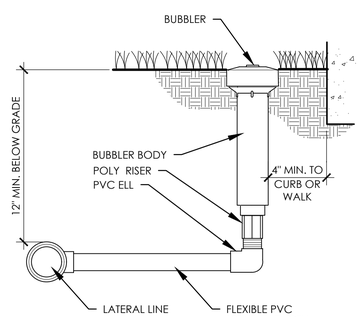


NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. SEE ELECTRICAL PLANS FOR EXACT LOCATION OF CONTROLLER.
4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

C **WALL MOUNT CONTROLLER** SCALE: NTS



D **ROTARY SPRAY HEAD** SCALE: NTS



E **POP UP BUBBLER** SCALE: NTS

REVISIONS

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IRRIGATION NOTES & DETAILS

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Janel M. Moody
L.I.#20529
03/09/2021

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

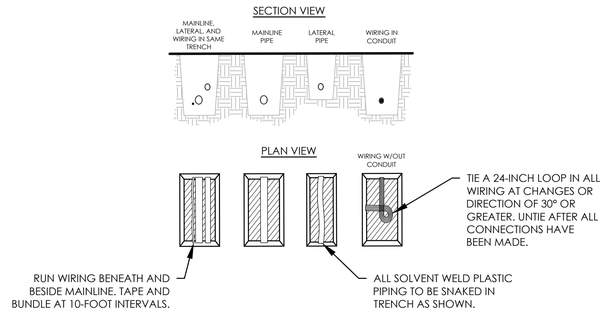
DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

JOB NO.	B0007043.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021
SHEET:	C6.1

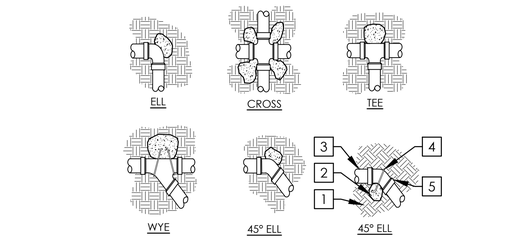
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PLOTTED BY: Janel Moody
PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 9:33:35 AM
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NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC PIPE, TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS.
3. CONTROLLER WIRE BURIED WITHOUT CONDUIT SHALL BE RATED FOR DIRECT BURIAL.

A PIPE AND WIRE TRENCHING

SCALE: NTS

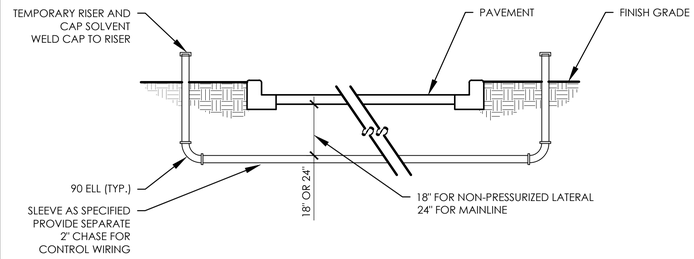


NOTES:
1. SUPPLY LINES 2-1/2" IN DIAMETER OR LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

1. UNDISTURBED SOIL (TYP.)
2. CONCRETE THRUST BLOCK (TYP.)
3. PIPE (TYP.)
4. REBAR BENT AROUND FITTING (TYP.)
5. FITTING (TYP.)

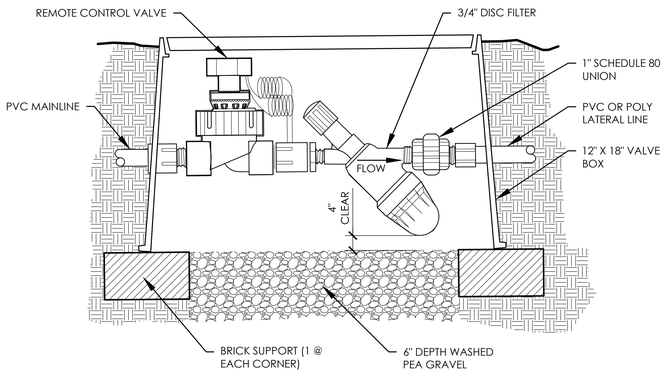
B THRUST BLOCK

SCALE: NTS



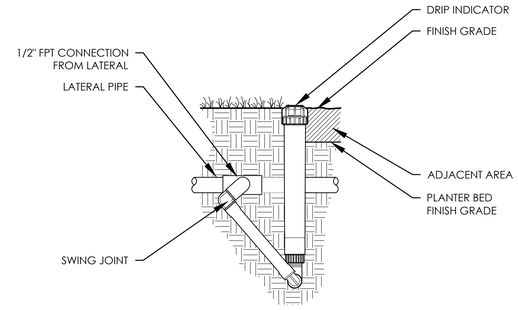
C SLEEVE INSTALLATION

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D DRIP REMOTE CONTROL VALVE

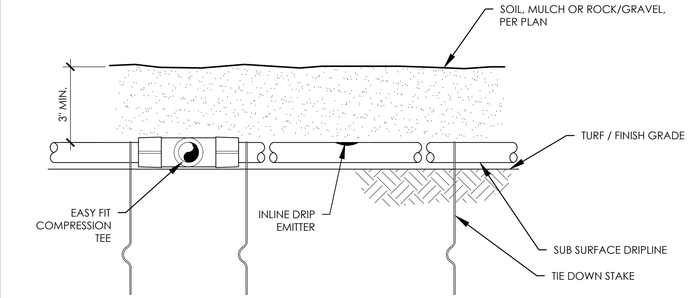
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E DRIP INDICATOR ON SWING JOINT

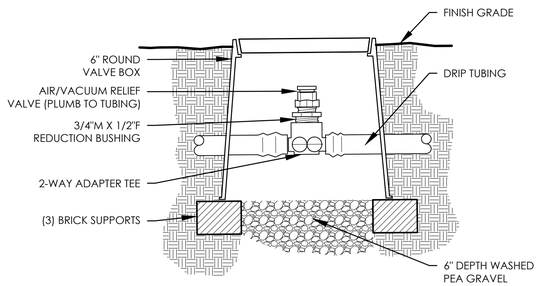
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NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



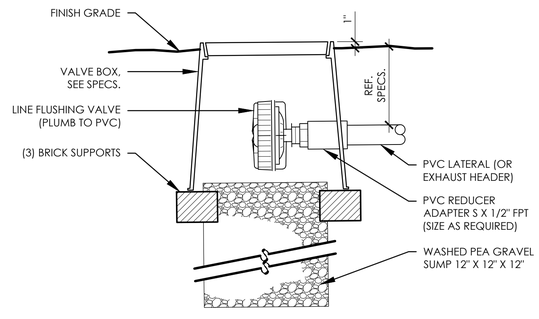
F DRIP TUBING INSTALLATION

SCALE: NTS



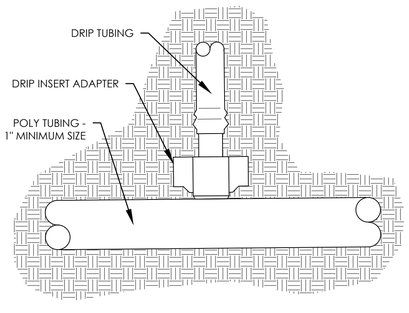
G DRIP AIR/VACUUM RELIEF VALVE

SCALE: NTS



H DRIP LINE FLUSHING VALVE

SCALE: NTS



I DRIP START CONNECTION

SCALE: NTS

REVISIONS			
NO.	DATE	DESCRIPTION	

IRRIGATION DETAILS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335-1121
(TX REG. F-1114)

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

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JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

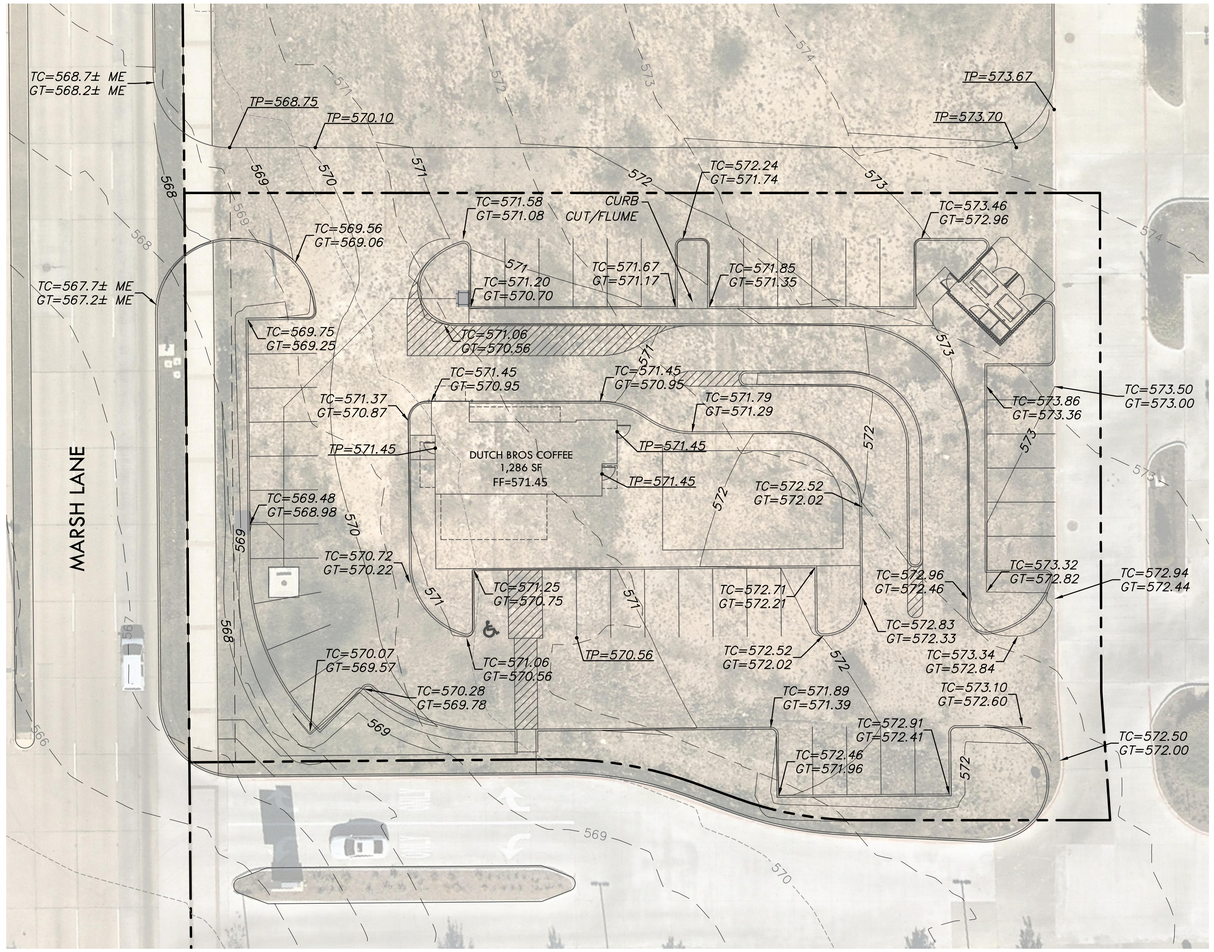
DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

JOB NO.	B0007043.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	FEBRUARY 26, 2021
SHEET:	C6.2

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PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 9:35:40 AM
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GRADING LEGEND

	PROPERTY BOUNDARY
	ADJOINERS
600	EXISTING MAJOR CONTOUR
602	EXISTING MINOR CONTOUR
600	PROPOSED MAJOR CONTOUR
602	PROPOSED MINOR CONTOUR
	EXISTING STORM DRAIN
	EXISTING CURB INLET
	PROPOSED STORM DRAIN
	PROPOSED CURB INLET
	PROPOSED AREA DRAIN
	PROPOSED FLOW ARROW
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
GT	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TI	TOP OF INLET
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP OF WALL

GRAPHIC SCALE IN FEET
20 0 10 20 40

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

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REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY GRADING PLAN

DUNAWAY
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(817) 335-1121
(TX REG. F-11174)

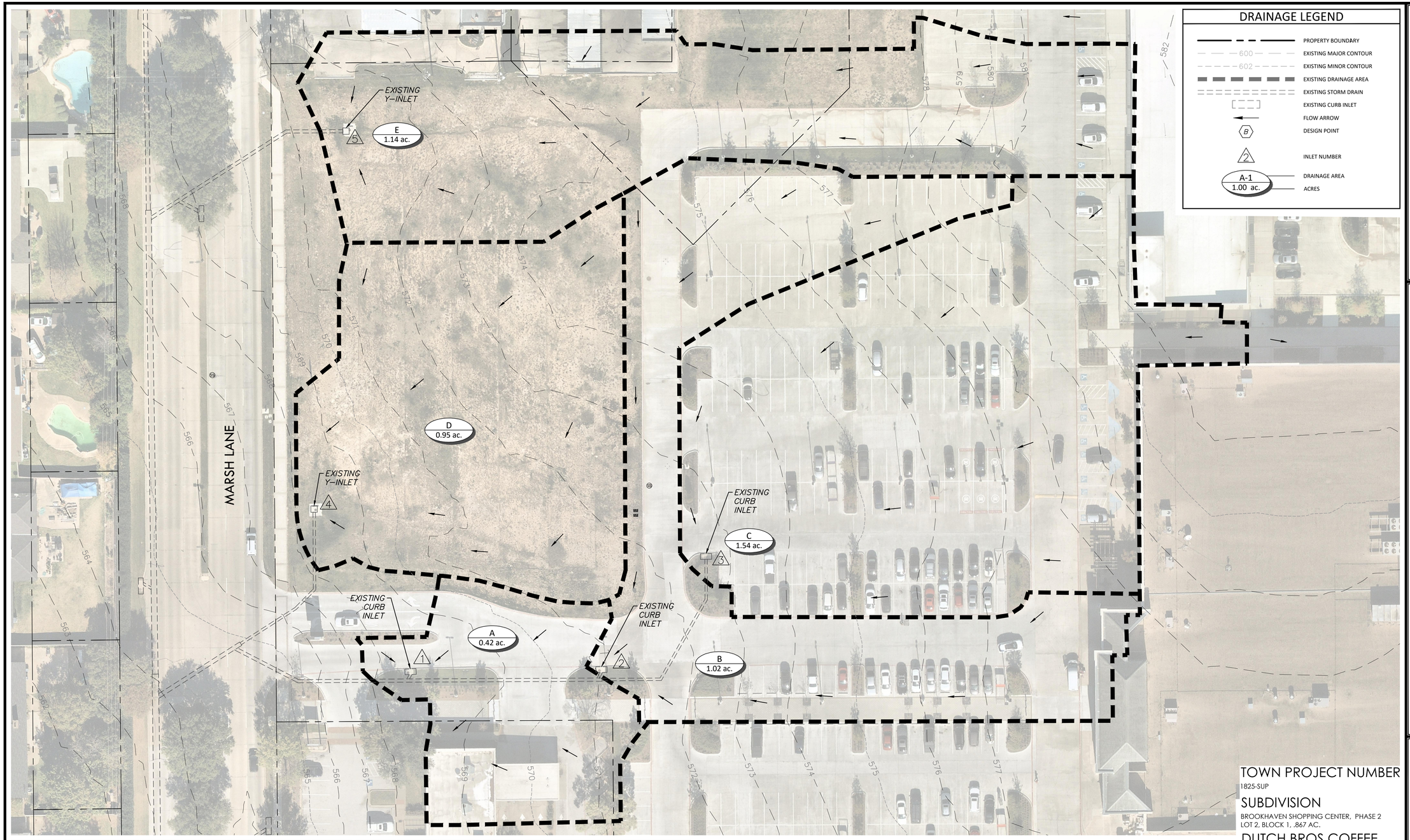
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

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AUSTIN M. CARR
P.E.# 133775
DATE: March 9, 2021

JOB NO.	B0007043.001
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DRAWN BY:	
CHECKED BY:	
DATE:	FEBRUARY 26, 2021
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PLOTTED ON: February 09, 2021
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DUTCH BROS - ADDISON - TEXAS
RATIONAL METHOD RUNOFF CALCULATIONS

AREA NAME	AREA (ac.)	Tc	C2 (BASE C)	C2*A	I2 (in/hr)	Q2 (cfs)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	6	7	6	7	8	9	10
Runoff Data											
A	0.42	10.00	0.90	0.38	4.80	1.81	6.54	2.47	9.27	3.51	FLOW TO EX. CURB INLET NO. 1
B	1.02	10.00	0.90	0.92	4.80	4.40	6.54	6.01	9.27	8.51	FLOW TO EX. CURB INLET NO. 2
C	1.54	10.00	0.90	1.39	4.80	6.65	6.54	9.07	9.27	12.85	FLOW TO EX. CURB INLET NO. 3
D	0.95	10.00	0.90	0.86	4.80	4.10	6.54	5.59	9.27	7.93	FLOW TO EX. Y-INLET NO. 4
E	1.14	10.00	0.90	1.03	4.80	4.92	6.54	6.71	9.27	9.51	FLOW TO EX. Y-INLET NO. 5

GRAPHIC SCALE IN FEET
30 0 15 30 60

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

PROPERTY OWNER
HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING DRAINAGE AREA MAP

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

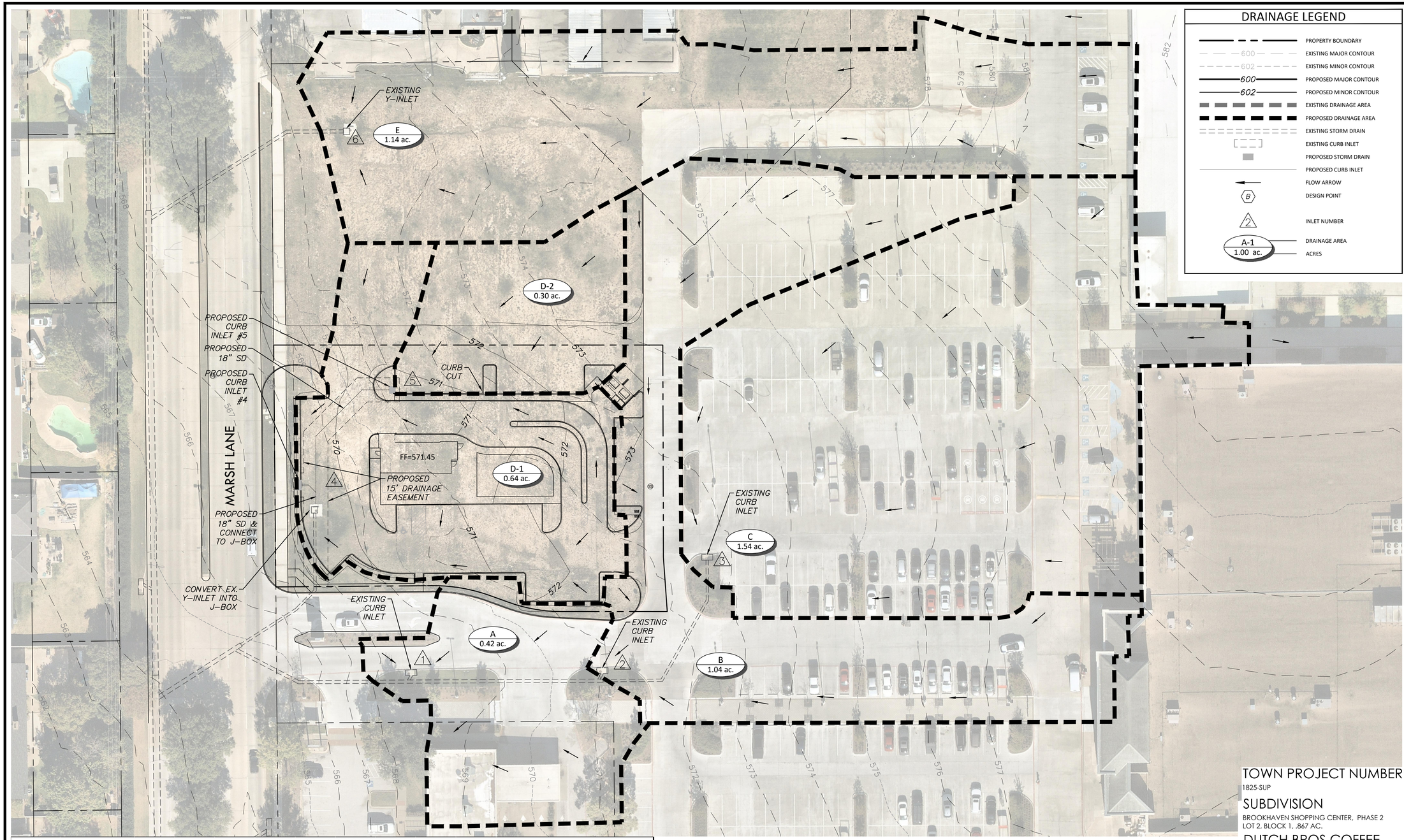
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335-1121
(TX REG. T-1114)

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P.E.# 133775
DATE: March 8, 2021

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DRAWN BY:
CHECKED BY:
DATE: FEBRUARY 26, 2021

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PLOTTED ON: Wednesday, March 03, 2021
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DUTCH BROS - ADDISON - TEXAS

RATIONAL METHOD RUNOFF CALCULATIONS

AREA NAME	AREA (ac.)	Tc	C2 (BASE C)	C2*A	I2 (in/hr)	Q2 (cfs)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	6	7	6	7	8	9	10
Runoff Data											
A	0.42	10.00	0.90	0.38	4.80	1.81	6.54	2.47	9.27	3.51	FLOW TO EX. CURB INLET NO. 1
B	1.04	10.00	0.90	0.94	4.80	4.49	6.54	6.12	9.27	8.68	FLOW TO EX. CURB INLET NO. 2
C	1.54	10.00	0.90	1.39	4.80	6.65	6.54	9.07	9.27	12.85	FLOW TO EX. CURB INLET NO. 3
D-1	0.64	10.00	0.90	0.58	4.80	2.76	6.54	3.77	9.27	5.34	FLOW TO PROPOSED CURB INLET NO. 4
D-2	0.30	10.00	0.90	0.27	4.80	1.29	6.54	1.77	9.27	2.50	FLOW TO PROPOSED CURB INLET NO. 5
E	1.14	10.00	0.90	1.03	4.80	4.92	6.54	6.71	9.27	9.51	FLOW TO EX. Y-INLET NO. 5

GRAPHIC SCALE IN FEET
30 0 15 30 60

TOWN PROJECT NUMBER
1825-SUP

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
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DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
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HARRY G. ALCOCK
DCO REALTY, INC.
1745 SHEA CENTER DRIVE #200
HIGHLANDS RANCH, CO 80129
720.348.7602

REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED DRAINAGE AREA MAP

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

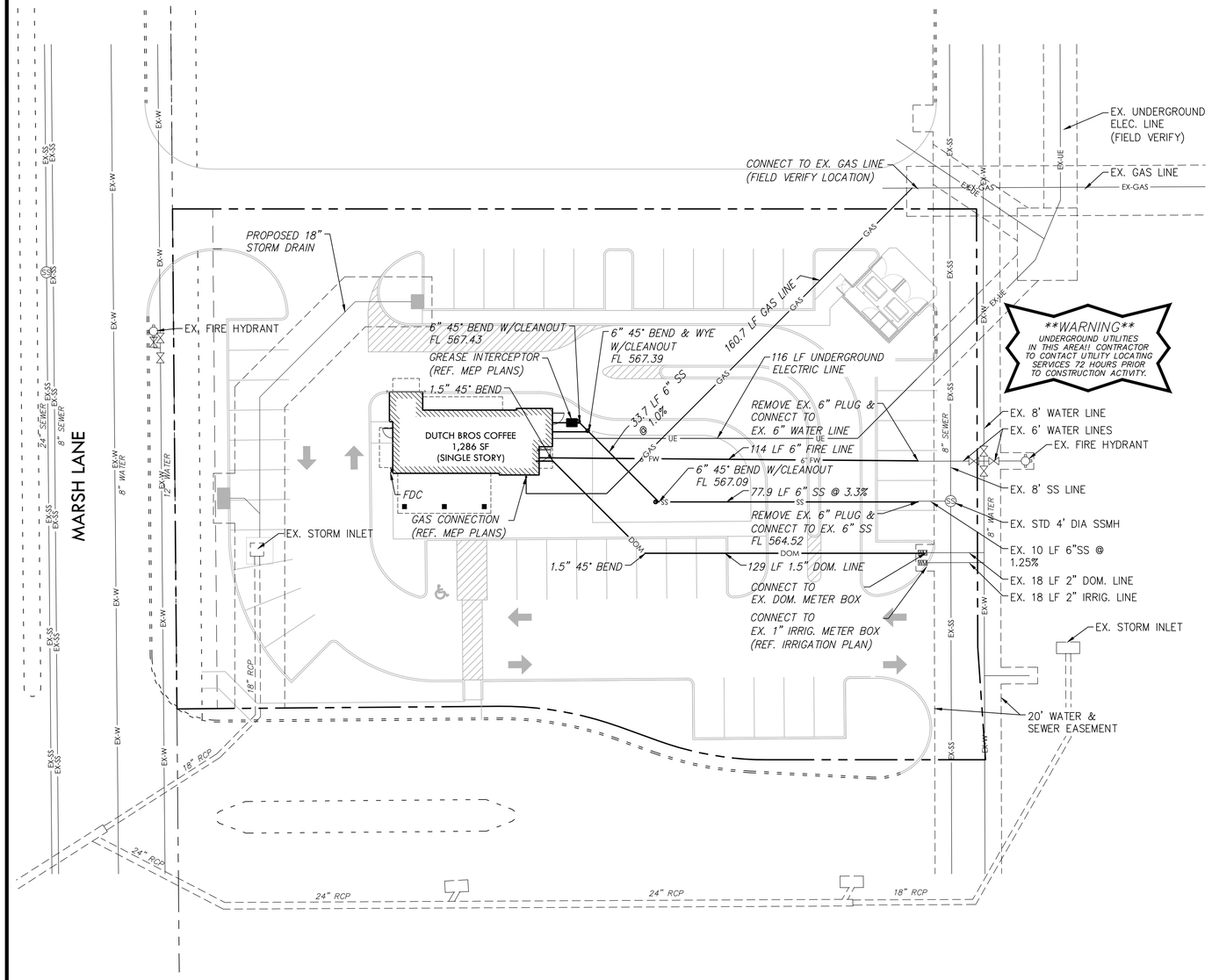
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550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335-1121
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P.E.# 133775
DATE: March 9, 2021

JOB NO. B0007043.001
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: FEBRUARY 26, 2021
SHEET: C3.1

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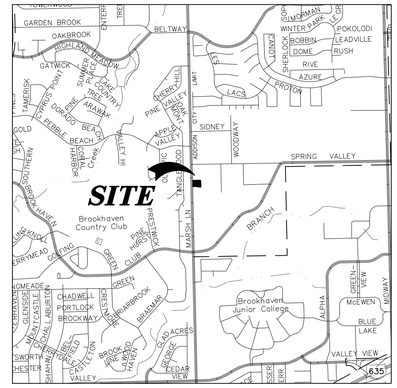
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PLOTTED BY: Rigo Gonzalez
PLOTTED ON: Wednesday, March 03, 2021
PLOTTED AT: 3:30:04 PM
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UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJOINERS
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
IRR	PROPOSED IRRIGATION LINE
GAS	PROPOSED GAS LINE
UE	PROPOSED UNDERGROUND ELECTRIC LINE

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.



VICINITY MAP
SCALE: N.T.S.

GRAPHIC SCALE IN FEET
20 0 10 20 40

TOWN PROJECT NUMBER
1825-SUP

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BROOKHAVEN SHOPPING CENTER, PHASE 2
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CIVIL, LANDSCAPE
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FORT WORTH, TX 76107
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PROPERTY OWNER
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HIGHLANDS RANCH, CO 80129
720.348.7602

NO.	DESCRIPTION	DATE
	REVISIONS	

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
817.335.1121
(TX REG. T-1174)

PRELIMINARY UTILITY PLAN

DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14310 MARSH LANE
ADDISON, TEXAS

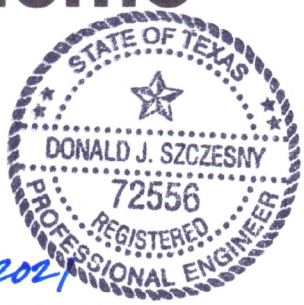
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DESIGNED BY:	JBB
DRAWN BY:	JBB
CHECKED BY:	AMC
DATE:	FEBRUARY 26, 2021
SHEET:	C4.0

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PLOTTED ON: Tuesday, March 09, 2021
PLOTTED AT: 3:30:13 PM
PLOTTER NAME: _ANSI-D.pdf.pc3

DUNAWAY

Memo



3/5/2021

To: Olga Chernomorets, AICP
Planning and Development Manager
Town of Addison

From: Donald J. Szczesny, PE, PTOE
Sr. Discipline Lead (Traffic)
Dunaway Associates, L.P.

Date: March 5, 2021

Dunaway #: B007043.001

Re: Dutch Bros Coffee Shop – Auxiliary Lane Analysis

Introduction

The Nunnally Studio Architects retained Dunaway Associates, L.P. (Dunaway) to prepare a traffic assessment for the proposed Dutch Bros coffee shop development located on a 0.867-acre tract in the Town of Addison, Texas. The existing tract of land at 14380 Marsh Lane is developed as the Brookhaven Shopping Center. The purpose of this document is to analyze the trip generation, trip distribution, and to evaluate the need for right turn lanes at the proposed and shared access driveways for a proposed coffee shop and a new fast-food type restaurant, located directly to the north. The concept plan for the coffee shop, **Exhibit 1**, is bounded by the undeveloped land to the north, Marsh Lane to the west, and Brookhaven Shopping Center with existing driveways to the east and south.

Proposed Development

The proposed Dutch Bros coffee shop development is located on a 0.867-acre tract of land along Marsh Lane and west of the Brookhaven Shopping Center. The development is expected to consist of 950 SF of Coffee Shop Drive Thru only and 4.15 KSF of fast-food resturant. **Exhibit 1** shows the proposed site plan for the proposed Dutch Bros coffee shop development. **Table 1** summarizes the assumed land use. The site plan for the proposed development proposes one right in / right out driveway along Marsh Lane and will utilize the existing all access driveways for the Brookhaven Shopping Center along Marsh Lane and Spring Valley Road, both within the Town of Addison.

Table 1. ITE Land Use Assumptions

ITE Land Use	ITE Code	Unit	Qty.
Fast Food with Drive Thru	934	KSF	4.15
Coffee/Donut Shop Drive Thru Only	938	KSF	0.95

Trip Generation

The Institute of Transportation Engineers (ITE) provides predicted trip generation rates and equations for several land uses as provided in ***ITE Trip Generation, 10th Edition***. These rates are based on individual sites to compute driveway volumes for particular land uses. The summary of the trip generation rate used for the proposed site is provided in **Table 2**.

Table 2. Summary of Trip Generation Rates

Land Use	ITE Code	Unit	Trip Rate		Pass-By (%)		Distribution Rate (%)			
			AM	PM	AM	PM	AM Hour		PM Hour	
							In	Out	In	Out
Fast Food with Drive Thru	934	KSF	40.19	32.67	49	50	51	49	52	48
Coffee/Donut Shop Drive Thru Only	938	KSF	337.04	83.33	50	50	50	50	50	50

ITE Trip Generation Handbook, 3rd Edition provides that significant pass-by trips are associated with particular land uses located adjacent to highly traveled roadways and states "The pass-by trip-making phenomenon, if estimated to be significant, should be recognized when examining the traffic impact of a development on the adjacent street system." For the purpose of this analysis, the pass-by phenome was not considered in the trip generation. **Table 3** provides the summary of the generated trips.

Table 3. Summary of Trips

ITE Land Use	ITE Code	Unit	Qty.	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Fast Food with Drive Thru	934	KSF	4.15	85	82	71	65
Coffee/Donut Shop Drive Thru Only	938	KSF	0.95	160	160	40	40
			Subtotal	**245**	**242**	**111**	**105**

Proposed Study Intersections:

Marsh Lane (from North to South) at:

- **Driveway A** – [UNSIGNALIZED] proposed as a two-way stop-controlled right in/right out T-intersection with approaches from the north, south, and east (stop controlled). The northbound approach is proposed with two thru lanes, and one shared thru-right turn lane. The southbound approach is proposed with two thru lanes. The westbound approach is proposed with one right turn lane. The intersection will serve as an entrance for the proposed site.

- **Brookhaven Shopping Center Driveway** – [UNSIGNALIZED] exists as a two-way stop-controlled T-intersection with approaches from the north, south, and east (stop controlled). The northbound approach provides two thru lanes, and one shared thru-right turn lane. The southbound approach provides two thru lanes and one left turn lane. The westbound approach provides one left turn lane and one right turn lane. This intersection serves as an entrance to Brookhaven Shopping Center, and once the site develops this intersection will serve as a shared entrance for the proposed site.

Trip Distribution and Traffic Assignment

The assumed trip origin and destination of peak hour site traffic to and from the development were based on site location within major routes. Below are the general orientation assumptions:

- Dutch Bros Coffee Shop Development
  - 34 percent to/from the east along Spring Valley Road
  - 33 percent to/from the north along Marsh Lane
  - 33 percent to/from the south along Marsh Lane

Entering and exiting primary site trip assignments were calculated by multiplying the predicted percentages by the total entering and exiting primary trip generation for both the AM and PM peak hours. Inbound site traffic volume from the north will have to make a left turn into the existing driveway and inbound volume from the south was divided between both driveways as right turn volume with 1/3 utilizing the existing driveway. Outbound site traffic volume traveling south will make a left turn out of the existing driveway and outbound volume traveling north was divided between both driveways as right turn volume with 1/3 utilizing the existing driveway. It was assumed the traffic volume to and from the east will utilize the existing driveways and alternatives routes through the Brookhaven Shopping Center. **Exhibit 3** shows the trip distribution for the proposed development.

Auxiliary Lane Analysis

The Town of Addison guidelines indicate that the threshold for warranting a right-turn deceleration lane occurs when the right turn volume is greater than 75 vph. Marsh Lane has a posted speed limit of 35 mph. **Table 4** lists the projected right-turn volumes at the proposed driveway and existing shared access driveway during the AM and PM peak hours after the build-out of the site. Based on the projected right-turn volumes at both of the driveways during the AM or PM peak hour after the full build-out of the site, a right turn deceleration lane is not recommended for either intersection.

Table 4. Right-Turn Lane Volume Analysis, Build-out Conditions

Marsh Lane (from North to South)	Projected Right Turns, (vph)		Criteria (vph)	Meets Criteria
	AM	PM		
Proposed Driveway	54	24	75	**NO**
Existing Driveway	28	12	75	**NO**

Conclusions/Recommendations

Based on the trip generation and trip distribution the anticipate site volume was calculated for the proposed driveway and the existing shared access driveway. Results of the auxiliary lane analysis for the proposed development indicate a right turn auxiliary lane is not recommended for either driveway.

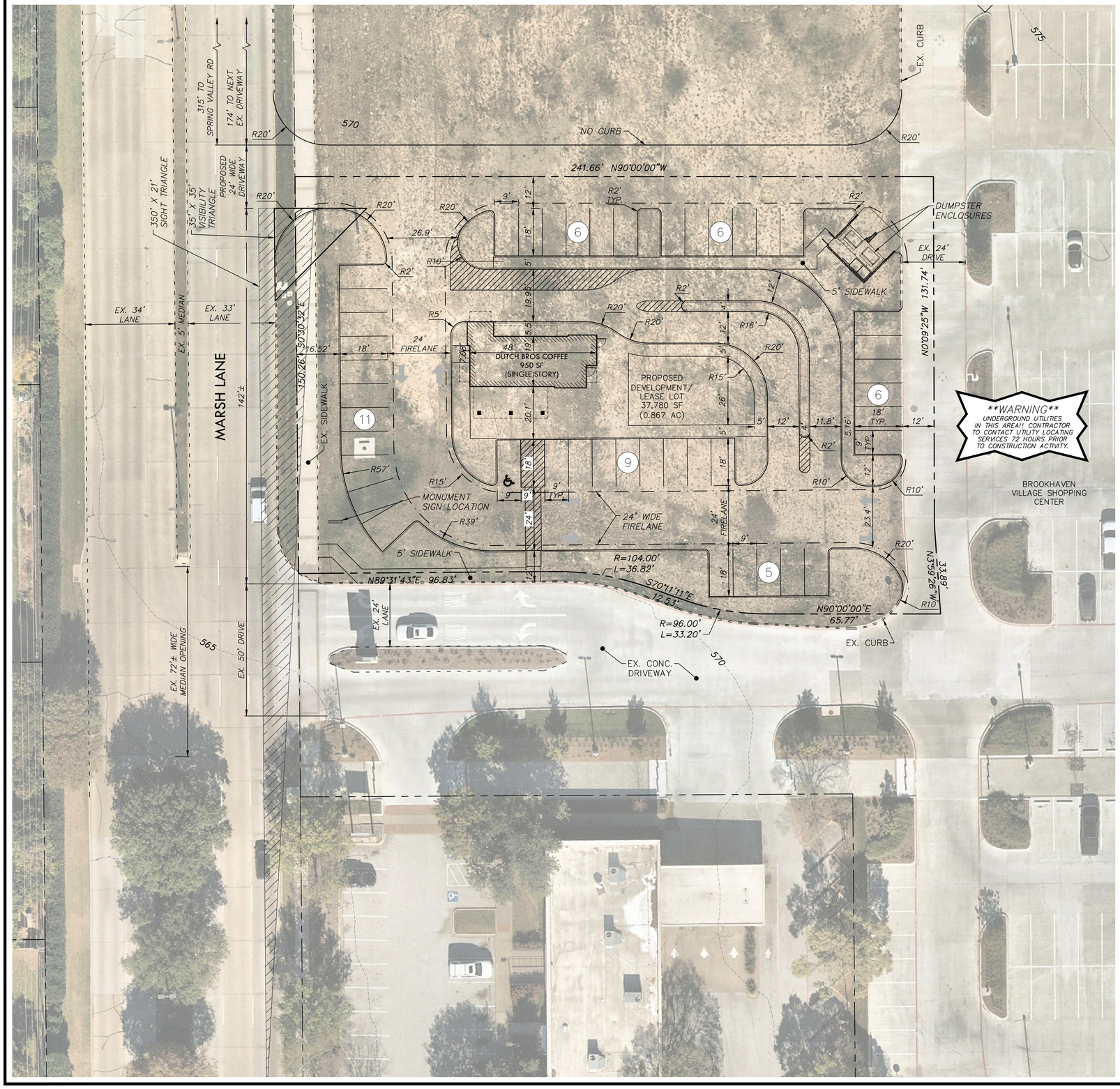
It is Dunaway's recommendation to permit the proposed roadway connections along Marsh Lane as described within this document without right-turn deceleration lanes.

CAA/djs

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Exhibit 1 – Coffee Shop Proposed Site Plan
Exhibit 2 – Brookhaven Shopping Center Proposed Site Plan
Exhibit 3 – Trip Distribution
Trip Generation
Trip Distribution

cc: File





VICINITY MAP
SCALE: N.T.S.

SITE LEGEND

- PROPERTY BOUNDARY
- ADJOINERS
- BUILDING SETBACK
- YARD SETBACK
- EASEMENT
- FIRE LANE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- TAS COMPLIANT ROUTE
- (#) PARKING COUNT

GRAPHIC SCALE IN FEET
20 0 10 20 40

TOWN PROJECT NUMBER

SUBDIVISION
BROOKHAVEN SHOPPING CENTER, PHASE 2
LOT 2, BLOCK 1, .867 AC.

DUTCH BROS COFFEE
JEFFREY BENNETT
110 4TH STREET
GRANTS PASS, OR 97526
214.842.1588

DUNAWAY ASSOCIATES
CIVIL, LANDSCAPE
550 BAILEY
FORT WORTH, TX 76107
817.335.1121

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPT PLAN

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
(817) 335-1121
(TX REG. F-11114)

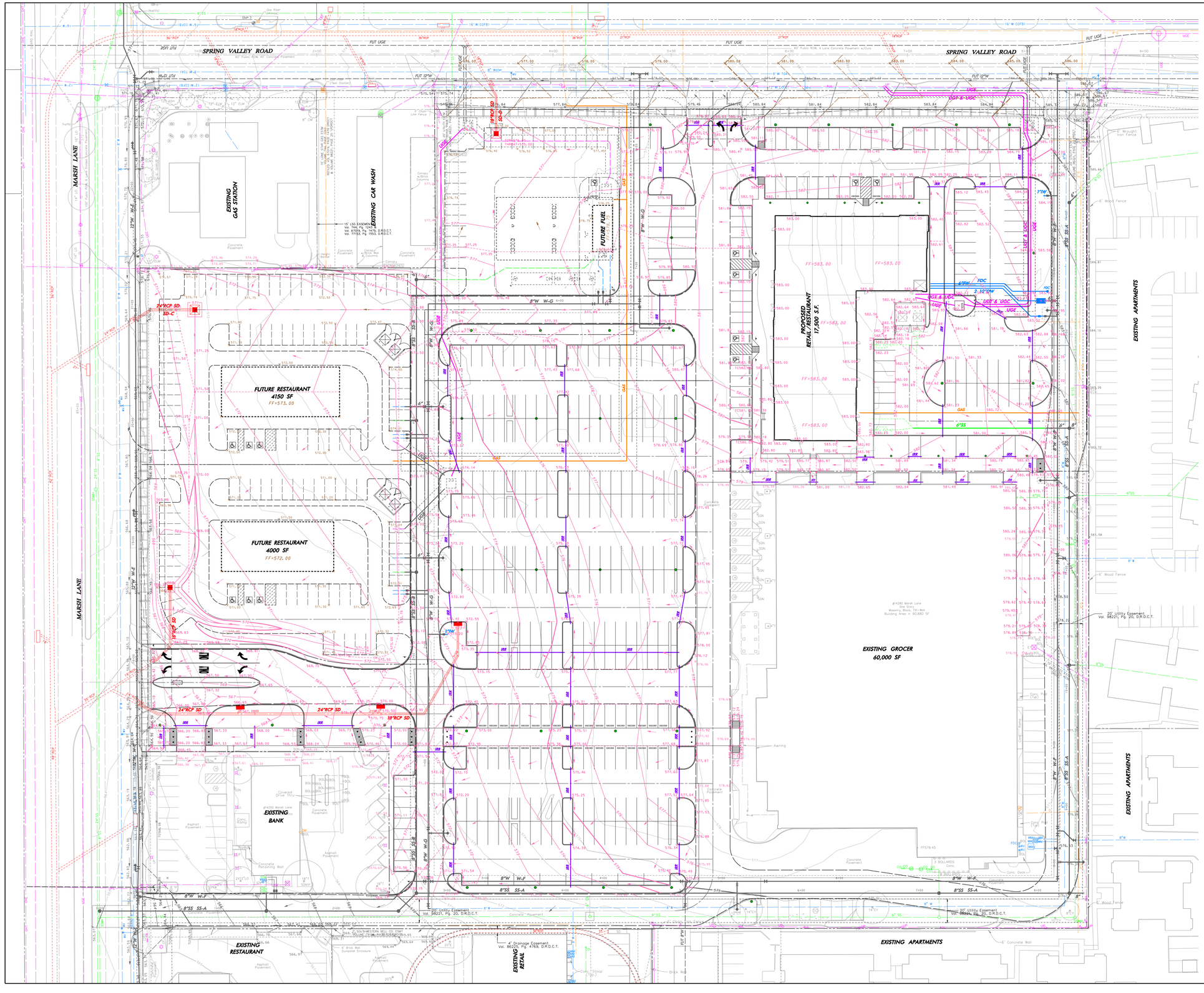
DUTCH BROS COFFEE
BROOKHAVEN SHOPPING CENTER
14380 MARSH LANE
ADDISON, TEXAS

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AUSTIN M. CARR
P.E.# 133775
DATE: February 5, 2021

JOB NO.	B0007043.001
DESIGNED BY:	JBB / BS
DRAWN BY:	JBB
CHECKED BY:	AMC
DATE:	FEBRUARY 5, 2021
SHEET:	C1.0

FULL PATH: G:\production\400\0\0007043\001\Civil\Drawings\Joint Sheets\Signature\400000700070431001Civil\Drawings\Joint Sheets\Site

FILENAME: Site.dwg
PLOTTED BY: Joy Bigg
PLOTTED DATE: Friday, February 05, 2021
PLOTTED AT: 10:46:55 AM
PLOTTED WITH: DWG To Pdf.pc3



NO.	REVISION	BY	DATE

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

BROOKHAVEN VILLAGE SHOPPING CENTER

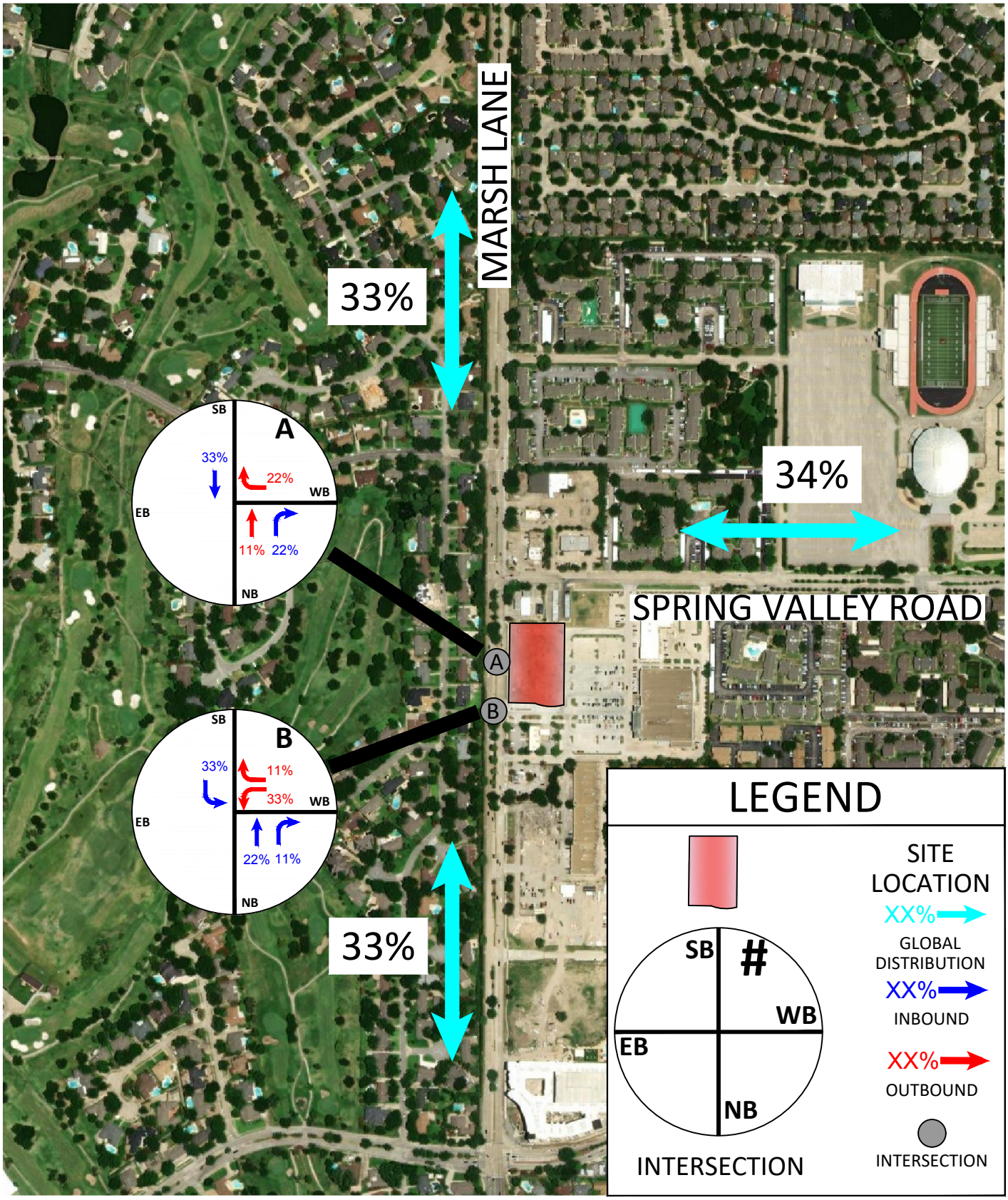
TOWN OF ADDISON, TEXAS

LOT 1, BLOCK E, VITRUVIAN PARK ADDITION

CIVIL DESIGN LAYOUTS

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 9, 2018	AS NOTED		C2.0

BROOKHAVEN VILLAGE SHOPPING CENTER – PROJECT NO. 5134-01



DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TX REG. F-1114

Trip Distribution Percentages

DUTCH BROS COFFEE SHOP, ADDISON, TX

EXHIBIT 3

PLOTTED BY: Cristian Alonso ON: Thursday, March 04, 2021 AT: 3:38 PM FILEPATH: G:\Production4000\007000\7043\001\Civil\Traffic\Exhibits\Exhibit.dwg

04-Mar-21

ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

Instructions: Enter Expected Unit Volumes into Column 'M'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (Peak Hour of Adjacent Street)					(Peak Hour of Generator)				Expected Units	Total Generated Trips					Unadjusted Volume		Pass-By Volume		Unadjusted Volume		Pass-By Volume	
		Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	AM In	AM Out	PM In	PM Out	PM In	PM Out
Fast Food with Drive Thru 934	KSF2	470.95	40.19	32.67	49%	50%	51%	49%	52%	48%	4.15	1,954	167	136	82	68	85	82	41	41	71	65	34	34
Coffee/Donut Shop Drive Thru Only 938	KSF²	2000.00	337.04	83.33	50%	50%	50%	50%	50%	50%	0.95	1,900	320	79	160	40	160	160	80	80	40	40	20	20

RED Rates = CAUTION - Use Carefully - Small Sample Size
(Peak hour of Adjacent Street)
(Peak Hour of Generator)

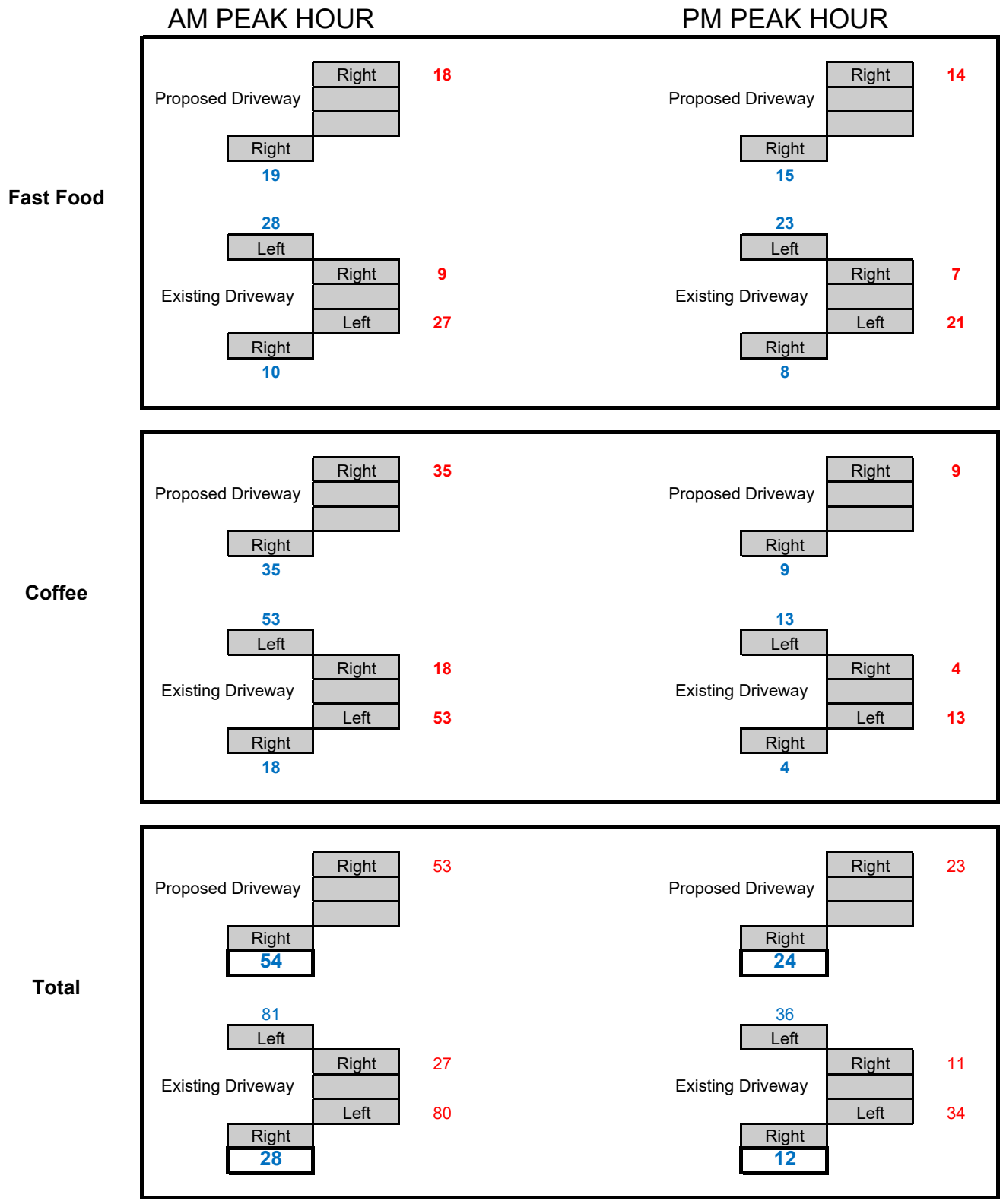
***The Total Pass-By Trips will be Distributed:** **50% IN / 50 % OUT**

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room
KSF² = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

04-Mar-21

33%	Assumed Percent From North
33%	Assumed Percent From South
34%	Assumed Percent From East*

66%	Assumed Percent Utilize North Driveway
34%	Assumed Percent Utilize South Driveway



*Volume to/from the east along Spring Valley Road will use the existing parking lot to access the proposed developments.

DUNAWAY

Memo



To: Ms. Olga Chernomorets, AICP
Planning and Development Manager
Town of Addison

From: Donald J. Szczesny, PE, PTOE
Sr. Discipline Lead (Traffic)
Dunaway Associates, LLC

Date: April 5, 2021 Dunaway #: 7043.001

Re: Proposed Dutch Bros Coffee Shop – Queuing Analysis

Dunaway Associates, LLC is pleased to provide this memo to discuss the available queuing for the proposed Dutch Bros Coffee Shop to be constructed on an outparcel in the Brookhaven Shopping Center. The proposed Coffee Shop is a 950 ft² building with walk-up and drive-thru service only. The memo will focus on the available queuing for two scenarios – opening week and normal operations.

PROJECT DESCRIPTION

The proposed project includes the construction of a 950 ft² coffee shop with dual drive-thru lanes. The propose site plan is included as an **Attachment** to this memo. The development will be accessible through an existing intersection along Marsh Lane and a proposed driveway located to the north of the development. In addition to the direct access from Marsh Lane, the proposed development is also accessible through the Brookhaven Shopping Center parking lot. The development includes 43 parking spaces and on-site queuing for an additional 29 vehicles.

TRAFFIC CONTROL PLAN – OPENING WEEK

As with any new development of this type, the traffic expected during the opening or go-week is typically higher and will eventually normalize over time. Included is an **Attachment** which illustrates the potential queuing that may occur during opening or go-week. The purpose of this exhibit is to identify the potential amount of queuing space that is available, while keeping the adjacent streets (Marsh Lane and Spring Valley Road) clear. As shown in the exhibit, as traffic volumes increase, the queuing plan will utilize the existing driveway aisles in the shopping center to manage the demand. This will require internal communication with Dutch Bros employees located at strategic points within the shopping center. The plan includes using the new driveway located to the north of the proposed development and continuing to the north towards Spring Valley Road, using the driveway aisle along the outside boundary, which will minimize the potential impact on motorists shopping at other

businesses in the shopping center. Another section of the parking lot includes the driveway aisle just to the east of the Coffee Shop. Motorists from Marsh Lane will use this section and join the potential queue to the northeast of the Coffee Shop. The proposed Traffic Control Plan includes space for 67 vehicles, and this will be totally contained within the existing shopping center.

During opening week, the proposed driveway to the north will be closed to all traffic to prevent queuing along Marsh Lane and all vehicles exiting the drive-thru lane will be required to make consecutive right-turns and use the existing driveway at Marsh Lane to exit.

TRAFFIC CONTROL PLAN – NORMAL OPERATIONS

After time, the traffic expected to and from the Coffee Shop will normalize and closely match the traffic volumes as predicted by trip generation rates identified in the Institute of Transportation Engineers, Trip Generation, 10th Edition. To accommodate everyday traffic, an **Attachment** is included which also illustrates the available queuing that can be provided on-site. For the purposes of this exhibit, on-site includes the proposed right-in/right-out driveway along Marsh Lane to the north and the existing driveway aisle directly to the east of the proposed development. The exhibit indicates that there is available queuing for 44 vehicles with little or no impact to the existing shopping center. For those motorists exiting the drive-thru, it is suggested that they proceed with a right-turn to the new driveway, where they have the option of either turning right or left to exit.

SUMMARY

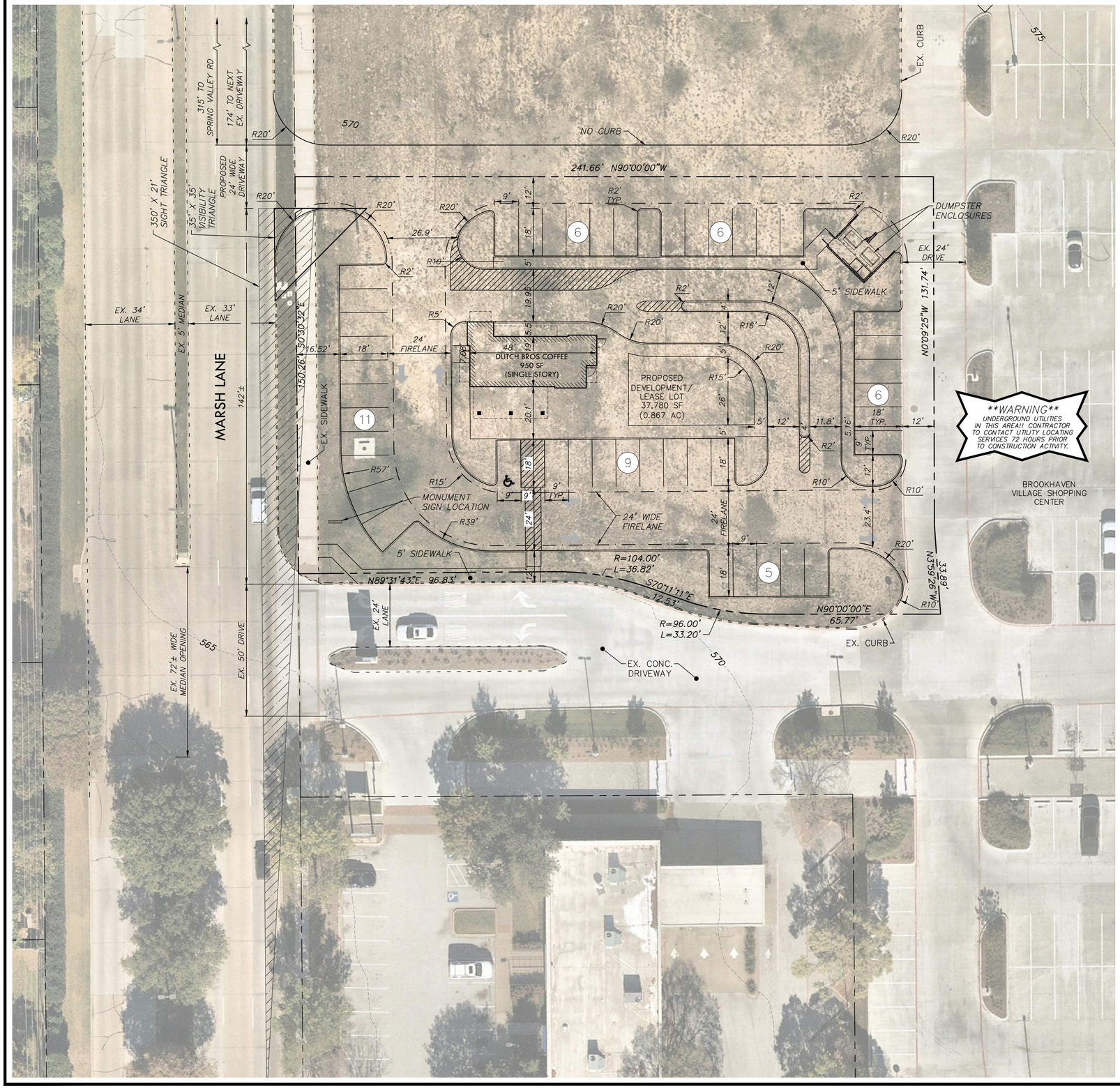
Research conducted online on other Dutch Bros and Starbuck coffee shops indicates the queuing typically ranges from between 10 and 20 vehicles during peak hours. The proposed Coffee Shop includes available queuing for 29 vehicles on-property. Based on this, queuing for normal operations should be totally contained within the site. During times when queuing exceeds the 29 vehicles, additional queuing spacing is available as indicated in the exhibits.

Djs/DJS

G:\Production4000\007000\7043\001\Civil\Traffic\2021-0405 Dutch Bros Coffee Shop - Queuing Analysis.docx

Proposed Concept Plan
Traffic Control Plan – Grand Opening Week
Traffic Control Plan – Normal Operations

cc: File





VICINITY MAP
SCALE: N.T.S.

SITE LEGEND

- PROPERTY BOUNDARY
- ADJOINERS
- BUILDING SETBACK
- YARD SETBACK
- EASEMENT
- FIRE LANE
- PROPOSED CURB
- PROPOSED RETAINING WALL
- TAS COMPLIANT ROUTE
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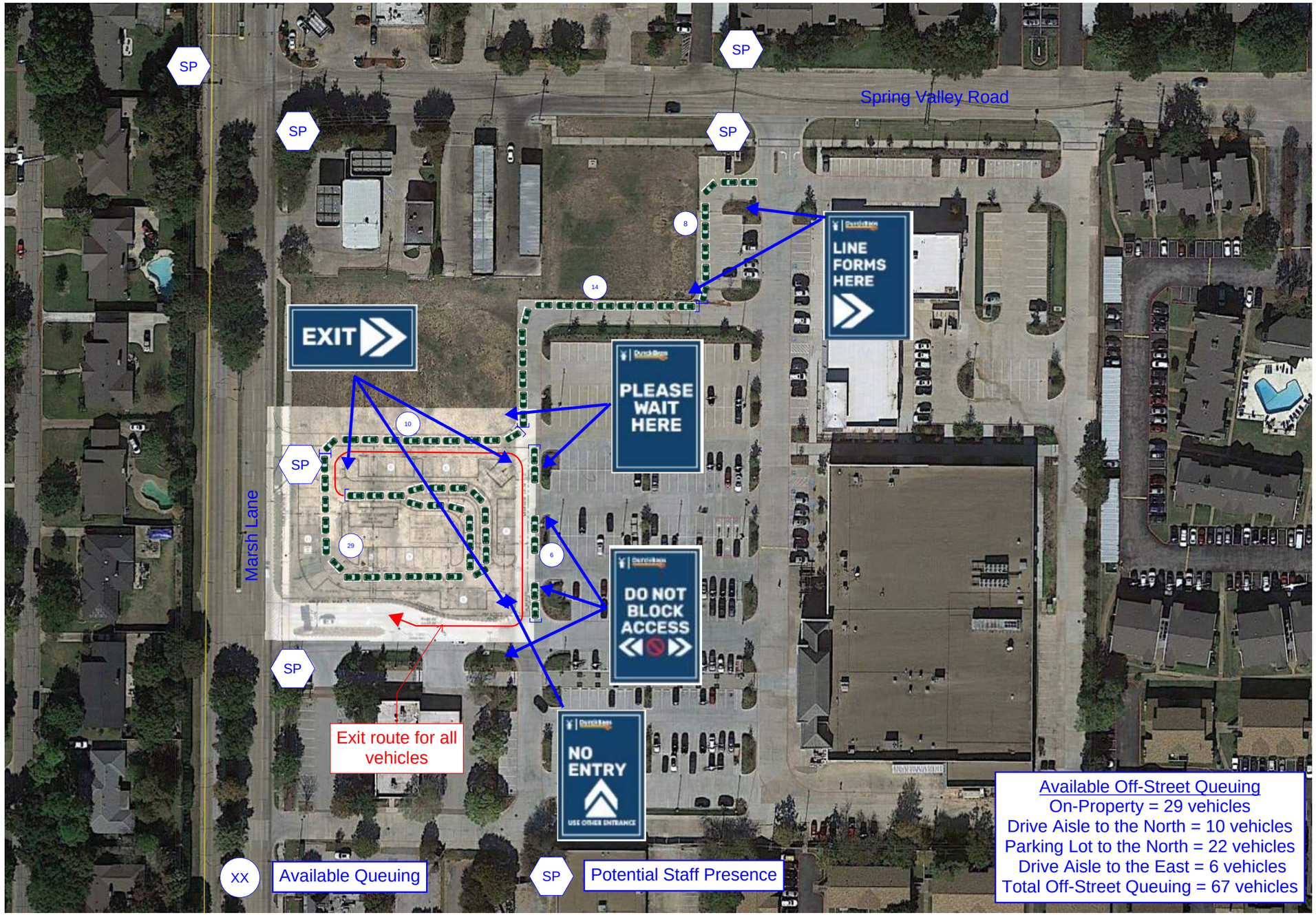
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FILENAME: Site.dwg
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DUNAWAY

DUTCH BROS - ADDISON, TEXAS

Traffic Control Plan - "Grand Opening Week"

Town of Addison, Texas



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DUNAWAY

DUTCH BROS - ADDISON, TEXAS

Traffic Control Plan - "Normal Operations"

Town of Addison, Texas

Council Meeting **15.**

Meeting Date: 04/13/2021

Department: Finance

Pillars: Gold Standard for Financial Health

Milestones: Continue development and implementation of Long Term Financial Plan

---

AGENDA CAPTION:

Present, Discuss, and Consider Action on a **Resolution Approving Brokers, Dealers, and Financial Institutions to Conduct Investment Transactions for Fiscal Year 2020-2021.**

BACKGROUND:

The Town of Addison previously contracted with Hilltop Securities Asset Management (HSAM) to provide investment advisory services. As the Town's investment advisor, HSAM would propose investment transactions for the Town to consider from a list of approved brokers, dealers, and financial institutions which they were responsible for performing due diligence on and maintaining. During the first quarter of Fiscal Year 2021, Town staff notified HSAM of our intention to terminate the investment advisory contract effective April 1, 2021 and perform those services with existing Town staff who possess the necessary Public Funds Investment Act training and experience in the management of municipal funds. The cost of the investment advisory contract was based on the average size of the Town's investment portfolio and totaled approximately $70,000 annually. In addition to the savings, Town staff believes the portfolio will be managed more effectively utilizing staff resources.

The list of recommended qualified brokers, dealers, and financial institutions were vetted by Town staff in accordance with the requirements of the adopted Fiscal Year 2021 Investment Policy which requires the Town Council to review, revise, and adopt the list at least annually. As the list was previously maintained by HSAM it was not required to be approved by the Town Council.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Investment Brokers, Dealers, and Financial Institutions

---

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING BROKERS, DEALERS, AND FINANCIAL INSTITUTIONS TO CONDUCT INVESTMENT TRANSACTIONS FOR FISCAL YEAR 2020-2021; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's adopted investment policy states the City Council shall, at least annually, review, revisit and adopt the list of qualified broker/dealers and financial institutions which are authorized to engage in investment transactions with the City; and

WHEREAS, the City staff, in the best interest of the City, no longer contracts with an investment advisor and manages the investment of City funds internally; and

WHEREAS, City staff has received and reviewed all documentation required by the adopted Fiscal Year 2020-2021 investment policy for each broker, dealer, and financial institution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON TEXAS:

SECTION 1. The recitals set forth above are true and correct and are incorporated as if fully set forth herein.

SECTION 2. The City Council does hereby adopt and approve the list of qualified brokers, dealers, and financial institutions for Fiscal Year 2020-2021, attached hereto as **Exhibit A** and incorporated herein.

SECTION 3. This Resolution shall take effect upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***13th*** day of ***APRIL 2021*****.**

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Exhibit A

Authorized Broker/Dealer/Financial Institutions/Banks/Investment Pools

Comerica Securities, Inc. 39400 Woodward Avenue Suite 255, MC: 7951 Bloomfield Hills, MI 48304	Chris Theut Senior Vice President Kyle Rademaker Vice President	(248) 645-4173 (248) 645-4171	ctheut@comerica.com ksrademaker@comerica.com
FHN Financial Capital Markets 920 Memorial City Way 11th Floor Houston, TX 77024	John Buddy Saragusa Vice President Zach Brewer Senior Vice President	(713) 435-4475 (817) 471-7646 C (713) 435-4351 (281) 642-4350 C	buddy.saragusa@fhnfinancial.com zach.brewer@fhnfinancial.com
Hilltop Securities Inc. 1201 Elm Street Suite 3500 Dallas, TX 75270	Gilbert Ramon Vice President	(713) 654-8606 (713) 724-4178 C	gilbert.ramon@hilltopsecurities.com
Stifel Nicolaus & Co., Inc. 100 Motor Parkway 2nd Floor Hauppauge, NY 11788	Luke Donenfeld Director of Sales Mark Davidoff Managing Director	(631) 656-4471 (917) 846-8398 C	ldonenfeld@stifel.com mdavidoff@stifel.com
The Baker Group 1601 NW Expressway 20th Floor Oklahoma City, OK 73118	Rick Hansing Managing Director	(405) 415-7237 (800) 998-8392	rick@gobaker.com
Vining-Sparks IBG, L.P. 775 Ridge Lake Boulevard 2nd Floor Memphis, TN 38120	Anthony Nelson Senior Vice President Demetri Patikas Director of Sales	(206) 443-7256 (800) 357-0256	Anelson@viningsparks.com dpatikas@viningsparks.com
Wells Fargo Securities, LLC 1445 Ross Avenue Suite 210 Dallas, TX 75202	Susan Ward Sales Representative Pamela Steuben Sales Assistant	(214) 740-1586 (214) 777-4078	wardst@wellsfargo.com pamela.K.Steuben@wellsfargo.com
East West Bank 9090 Katy Freeway 3rd Floor Houston, TX 77024	Jia Li Client Service Lead Esau C. Liu Senior Vice President	(832) 973-8934 (281) 386-1889 C (832) 973-8938	jia.li@eastwestbank.com esau.liu@eastwestbank.com
Texas Class 2435 N. Central Expressway Suite 1200 Richardson, TX 75080	Karen Proctor Regional Director	(214) 473-4224	karen.proctor@texasclass.com
TexPool Participant Services 1001 Texas Avenue Suite 1400 Houston, TX 77002	Denise Hamala Unit Manager	(866) 839-7665	dhamala@federatedinv.com
TexSTAR/LOGIC 1201 Elm Street Suite 3500 Dallas, TX 75270	Mary Ann Dunda Managing Director	(214) 953-4086	maryann.dunda@hilltopsecurities.com