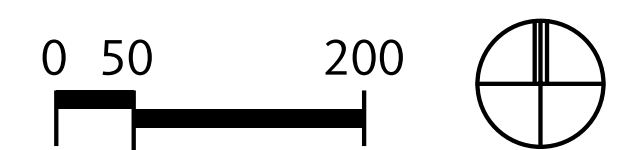




<b>BLOCK 101</b>	Residential Retail	394 Units 13,000 SF
<b>BLOCK 102</b>	Residential Retail Office	351 Units 17,000 SF 17,000 SF
<b>BLOCK 103</b>	Residential	392 Units
<b>BLOCK 201</b>	Residential	383 Units
<b>BLOCK 202</b>	Residential	405 Units
<b>BLOCK 203</b>	Residential	366 Units
<b>BLOCK 204</b>	Office Retail (Below)	130,000 SF 18,000 SF
<b>BLOCK 205</b>	Retail (Below) Office (Above) Residential	40,000 SF 18,000 SF 31 Units
<b>BLOCK 206</b>	Hotel (Above) Retail (Below)	200 Keys 14,000 SF
<b>BLOCK 207</b>	Residential	310 Units
<b>BLOCK 208</b>	Residential	146 Units
<b>BLOCK 209</b>	Office (Above) Retail (Below) Entertainment	24,000 SF 25,000 SF 45,000 SF
<b>BLOCK 210</b>	Office (Above) Retail (Below)	152,000 SF 35,000 SF
<b>BLOCK 211</b>	Retail	87,000 SF
<b>BLOCK 213</b>	Residential	298 Units
<b>BLOCK 214</b>	Residential	338 Units
<b>BLOCK 215</b>	Residential	265 Units
<b>BLOCK 216</b>	Residential	382 Units
<b>BLOCK 217</b>	Residential	85 Units
<b>BLOCK 301</b>	Residential	411 Units
<b>BLOCK 302</b>	Residential	541 Units
<b>BLOCK 303</b>	Residential	290 Units
<b>TOTAL</b>	Residential Retail Office	5,357 Units 300,000 SF 350,000 SF





Lot Coverage	
Lot Size:	222,706.00
Building Footprint Totals:	81,783
Parking Lot SF Total:	66,210.1
% of building lot coverage:	37%
% of parking lot coverage:	30%
% of total lot coverage:	66%

Max Building Height	
To Top of Roof:	43'-8"

Zoning:	PD 007-034 as amended by 016-017
Open Space SF:	37,694

Unit Mix  
 Vitruvian Town Homes - Addison, TX  
 Wilder Belshaw Architects Inc.  
 1st November 2021

Site size: 222,706  
 5.11  
 Density: 16.63

Unit Type	A1	B1	B2	C1	
# of bedrooms	1 Bedroom	2 Bedroom	2 Bedroom	3 Bedroom	
Min. Floor Area	1,500 SF	1,886 SF	1,880 SF	2,228 SF	
	19	5	26	35	85 Total Units
	28,500 SF	8,430 SF	48,880 SF	77,980 SF	

2,753 SF - AMENITY SPACE

163,790 SF - NET RENTABLE (RESIDENTIAL)  
 222,452 SF - GROSS

<b>85 UNITS</b>	1 BR UNITS 19	22.4%
<b>1,927 SF AVERAGE</b>	2 BR UNITS 31	36.5%
	3 BR UNITS 35	41.2%
	1,500 SF - Smallest Unit	
	2,228 SF - Largest Unit	

**PARKING REQUIRED**

1 per 1BR Unit	19
2 per 2BR Unit	62
2 per 3BR Unit	70
<b>TOTAL req'd</b>	<b>151</b>

**PARKING PROVIDED**

170 Private Garage Spaces
22 Tandem Spaces
2 Accessible Spaces
21 Off Street Surface Spaces
215 spaces provided
4 Bicycle Parking spaces
2.53 Spaces per Unit

Note: Handicap parking is provided in accordance with ADA standards.

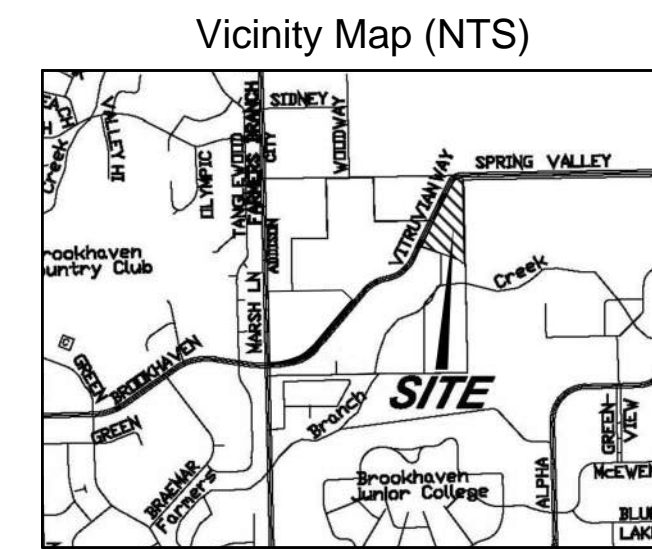
**ACTION**

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.



- ADDISON SITE PLAN NOTES**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - All Buildings 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.

All mechanical equipment shall be screened per Ordinance NO. 016-017, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 016-017, Exhibit F.

This project complies with Town of Addison applicable codes including 2018 ICC-codes and 2017 NEC



**Savoie2 at Vitruvian Park** 3875 Ponte Ave  
 Suite 410 Addison Texas 75001

**The Arnold in East Austin** 1621 E 6th Street  
 Suite 1151 Austin Texas 78702

214 969.0500 phone www.wilderbelshaw.com

Project Owner:

UDR  
 3875 Ponte Ave, Suite 400  
 Addison, TX 75001

Contact Information:  
 Robert P. St. John  
 (720) 348-7722  
 RSJohn@udr.com

Civil:

Icon Consulting Engineers, Inc.  
 2840 W Southlake Blvd #110  
 Southlake, TX 76092  
 (817) 552-6210

Issues and Revisions:

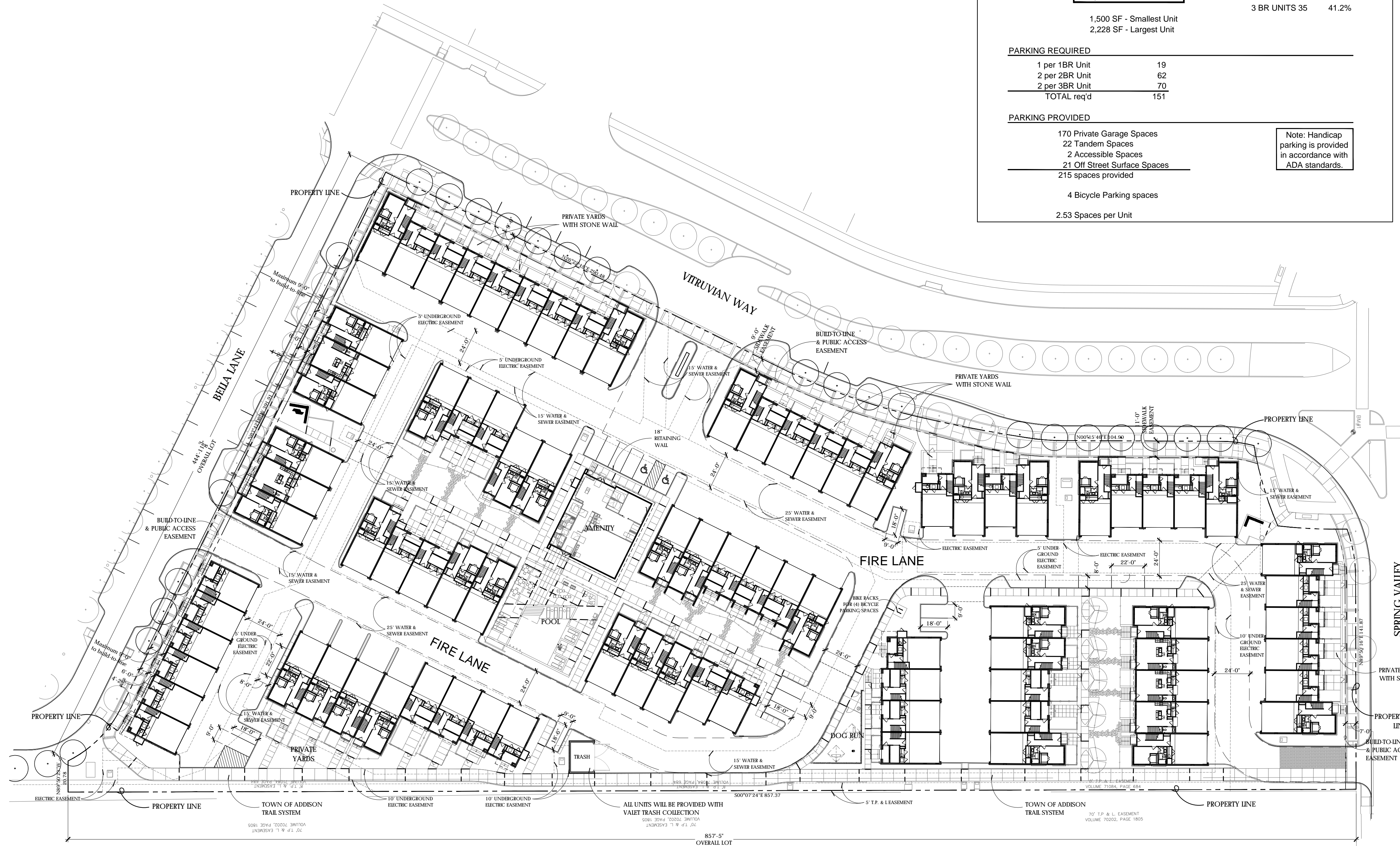
No.	Date	Issues
01	09.03.21	Site Submittal
02	10.11.21	City Comments
03	11.01.21	City Comments
04	11.09.21	City Comments



Addison, Texas  
 Wilder Belshaw Project Number: 1901

Drawing Name:  
 DEVELOPMENT PLAN

Sheet Number:  
**A101**



**06 DEVELOPMENT PLAN**  
 SCALE: 1"=40'

ZONING: PD
Addison, TX
Town Project # 1839-Z
BLOCK 217
VP 217 5.112 acres



## TOWN GENERAL NOTES:

- ANY PLANTING WITHIN THE PUBLIC ROW MUST BE COORDINATED WITH THE TOWN OF ADDISON PARKS DEPARTMENT.
- MECHANICAL EQUIPMENT IS SCREENED FROM PUBLIC ROADWAYS WITH EVERGREEN LANDSCAPE MATERIAL PER ORDINANCE NO. 007-034. PLANT MATERIAL TO BE MINIMUM HEIGHT OF 6' AT TIME OF INSTALLATION.

## TOWN PLANTING NOTES:

- ANY CHANGES TO PLANTINGS WITHIN THE PUBLIC R.O.W. MUST ALSO BE REPORTED TO THE TOWN OF ADDISON PARKS DEPARTMENT.
- FINAL FINISH GRADE OF PLANTING AREAS IN THE PUBLIC R.O.W. MUST BE REVIEWED AND APPROVED BY THE TOWN OF ADDISON PARKS DEPARTMENT.
- THE PARKS DEPARTMENT MUST REVIEW AND APPROVE ANY PLANT MATERIAL PROVIDED WITHIN THE PUBLIC R.O.W. PRIOR TO DELIVERY TO SITE. ANY PLANT SUBSTITUTION IN THE R.O.W. MUST BE PROVIDED TO THE PARKS DEPARTMENT FOR APPROVAL PRIOR TO PURCHASE.
- PLANTINGS WITH THE PUBLIC R.O.W. MUST BE PLANTED WITH THE FOLLOWING SOIL SPECIFICATIONS:

LANDSCAPE BEDS - PH BALANCED COMPOST FROM SOIL BUILDING SYSTEMS, OR APPROVED EQUAL. TILL INTO EXISTING SOIL TO ACHIEVE A MAXIMUM RATIO OF 50% COMPOST AND 1 PART EXISTING SOIL.

STREETSCAPE LANDSCAPE / TREE PLANTING BEDS - DEEP TREE PLANTING MIX FROM SOIL BUILDING SYSTEMS OR APPROVED EQUAL. THIS PERTAINS TO ALL OF THE SOIL IN THE PLANTING AREA. IT IS NOT ALLOWABLE TO KEEP 2/3 NATIVE SOIL IN THE PLANTING AREA.

LAWN - GUMBO BUSTER FROM SOIL BUILDING SYSTEMS OR APPROVED EQUAL. TILL IN 1 PART GUMBO BUSTER WITH PART NATIVE SOIL. NOTE THAT PLANTING AREAS WITH HEAVILY COMPACTED SOIL AND CONSTRUCTION DEBRIS MAY NOT QUALIFY AS NATIVE SOIL AND IMPORTED TOPSOIL MAY BE REQUIRED.

## TOWN IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM THAT COMPLIES WITH THE TOWN'S IRRIGATION SPECIFICATIONS MUST BE INSTALLED IN THE PUBLIC R.O.W. ALL IRRIGATION WITHIN THE R.O.W. MUST BE CONTROLLED BY THE TOWN'S CENTRAL CONTROL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY RADIO ANTENNAE THAT MAY BE REQUIRED.
- ANY PLANTING DAMAGED IN ADJACENT MEDIANS AND PROPERTIES DURING CONSTRUCTION IS TO BE REPLACED AT NO COST TO THE OWNER.
- ANY DAMAGED PLANT MATERIAL CAUSED BY A NON-FUNCTIONAL IRRIGATION SYSTEM WILL BE REPLACED AT THE COST OF THE CONTRACTOR.
- PLANTINGS MAY NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS INSTALLED, HAS A WORKING POWER SOURCE AND IS FULLY OPERATIONAL. CONTRACTOR RESPONSIBLE FOR IRRIGATION TO PLANTING UNTIL TRANSFERRED TO THE TOWN AFTER SUBSTANTIAL COMPLETION.

## GENERAL NOTES:

- WARNING!!!!!! CALL BEFORE YOU DIG!!!!!! TOLL FREE 811
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- STUDIO OUTSIDE ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITIES, OR COST RESULTING FROM CHANGES OR ALTERATIONS MADE TO THE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO OUTSIDE.

## PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS. REF. TOWN PLANTING NOTES FOR R.O.W. PLANTING.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING. REF. TOWN PLANTING NOTES FOR R.O.W. PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REF. CITY PLANTING NOTES FOR R.O.W. PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTOR'S ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL
- ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.

## IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. REF. TOWN IRRIGATION NOTES FOR R.O.W. IRRIGATION.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
- ALL PLANTING AREAS TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST TO THE OWNER.
- IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

### STREET TREE REQUIREMENTS:

	REQUIRED	PROVIDED
VITRUVIAN WAY 552 LF STREET FOOTAGE ALONG PROPERTY LINE	19 TREES 1 TREE / 30 LF PER TOWN LANDSCAPE REGULATIONS	23 TREES (21 EXISTING, 2 PROPOSED)
SPRING VALLEY ROAD 156 LF STREET FOOTAGE ALONG PROPERTY LINE	6 TREES 1 TREE / 30 LF PER TOWN LANDSCAPE REGULATIONS	6 TREES (2 EXISTING, 4 PROPOSED)
BELLA LANE 420 LF STREET FOOTAGE ALONG PROPERTY LINE	14 TREES 1 TREE / 30 LF PER TOWN LANDSCAPE REGULATIONS	14 TREES (1 EXISTING, 13 PROPOSED)

\* **STREET LANDSCAPE BUFFER:** IN ALL DISTRICTS, A 20-FOOT WIDE LANDSCAPE BUFFER STRIP SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF THE LOT WHERE A PUBLIC OR PRIVATE STREET EXISTS, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS TO POINTS OF INGRESS AND EGRESS TO AND FROM THE LOT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LANDSCAPING, IRRIGATION, AND MAINTENANCE OF ANY RIGHT-OF-WAY AREA BETWEEN THE PROPERTY LINE AND CURB LINE.

### SUN CONDITION PLANT LEGEND

SYMBOL / PLANT / ABBREV.	BOTANICAL NAME	MINIMUM SIZE	MINIMUM HEIGHT	MINIMUM SPREAD	MAXIMUM SPACING	COMMENTS
<b>CANOPY TREES</b>						
OV	Quercus virginiana SOLID	4" GAL	14'-0"	8'		STRONG CENTRAL LEADER, MATCHED, FULL WELL BRANCHED T-OP CLEAR TRUNK
TD	Fraxinus disticha BALD CYPRESS	4" GAL	14'-0"	10'-11"		STRONG CENTRAL LEADER, MATCHED, FULL WELL BRANCHED T-OP CLEAR TRUNK
<b>ORNAMENTAL TREES</b>						
CC	Cercis canadensis var. texensis TEXAS REDBUD	8'-10" HT.	8'-10" HT.	4'-8"		FULL WELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
CI	Citrus aurantium FREZZO ORANGE	8'-10" HT.	8'-10" HT.	4'-8"		FULL WELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
ID	Ilex decidua HOOSIERSM HOLLY	8'-10" HT.	8'-10" HT.	4'-8"		FULL WELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
SB	Sophora secundiflora TEXAS MOUNTAIN LABEL	8'-10" HT.	8'-10" HT.	4'-8"		FULL WELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
<b>SCREENING TREES</b>						
IC	Ilex cornuta Burfordii BURFORD HOLLY	8'-10" HT.	8'-10" HT.	3'-4"	3'-0"	STRONG CENTRAL LEADER, MATCHED, FULL WELL BRANCHED
IN	Ilex x Nelsii R. Stevens NELLE R. STEVENS HOLLY	8'-10" HT.	8'-10" HT.	3'-4"	3'-0"	STRONG CENTRAL LEADER, MATCHED, FULL WELL BRANCHED
JV	Jurinea virginiana Taylor Taylor JUNIPER	8'-10" HT.	8'-10" HT.	3'-4"	3'-0"	STRONG CENTRAL LEADER, MATCHED, FULL WELL BRANCHED
<b>LARGE SHRUBS</b>						
LP	Leucophyllum frutescens Green Cloud GREEN CLOUD TEXAS SAGE	5	24"	24"	36"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
BF	Burfordia diandra Burford DWINE BURFORD HOLLY	7	36"	24"	42"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
MC	Melicope carteriana panic DWINE PANIC WATTLE	7	36"	24"	36"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>MEDIUM SHRUBS</b>						
AK	Abutilon x Rose Creek ROSE CREEK ABELIA	5	18"	18"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
AG	Amorpha canescens var. virginica PLAIN ACANTHUS	5	18"	18"	36"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
BT	Burfordia diandra Burford DWINE BURFORD HOLLY	5	18"	18"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
SB	Sorbus graeffii	5	18"	18"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
YF	Yucca filamentosa GOLDEN WANDER YUCCA	5	18"	18"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
HF	Hesperaloe parviflora RED YUCCA	5	24"	24"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
YR	Yucca recurvifolia SOFT LEAF YUCCA	5	24"	24"	4'-8"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>SMALL SHRUBS</b>						
YP	Yucca pallida PALLID LEAF YUCCA	5	18"	18"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
HS	Hydrangea paniculata Lime LITTLE LIMES HYDRANGEA	5	30"	24"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
SP	Spiraea x bumalda Goldmound GOLDMOUND DWINE SPIREA	5	18"	18"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
SH	Shorea viridis Henry HENRY DWINE SALVIA	5	18"	12"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
IV	Ilex verticillata Hawth Hawth HOLLY	5	18"	18"	42"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>ORNAMENTAL GRASSES</b>						
BS	Bouteloua gracilis Blonde Amelior Blonde AMELIOR BLUE GRASS	1	12"	8"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
EG	Eragrostis curvata CURVED LOVE GRASS	1	12"	8"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
HA	Hesperantha strans Adagio ADAGIO HARDEN GRASS	1	12"	8"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
PV	Panicum virgatum Shenandoah SHENANDOAH SWITCHGRASS	1	12"	36"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>SCREENED SHRUBS</b>						
CT	Cercis canadensis TEXAS REDBUD	1	12"	12"	12"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
EP	Euphorbia horrtana Coronata CORNICLE ANTIPODARIENES	1	8"	12"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>TREE GRASSES</b>						
SD	Stenotaphrum secundatum Del Mar DEL MAR ST. AUGUSTINE SOSS	SOLID	-	-	-	SEE SPECS

### SHADE CONDITION PLANT LEGEND

SYMBOL / PLANT / ABBREV.	BOTANICAL NAME	MINIMUM SIZE	MINIMUM HEIGHT	MINIMUM SPREAD	MAXIMUM SPACING	COMMENTS
<b>ORNAMENTAL TREES</b>						
AP	Acer palmatum var. atropurpureum Bloodgood BLOODGOOD JAPANESE MAPLE	7'-8" HT.	7'-8"	4'-8"		FULL WELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
CF	Cercis canadensis Forest Pansy FOREST PANSY REDBUD	7'-8" HT.	7'-8"	4'-8"		FULL WELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
<b>LARGE SHRUBS</b>						
HS	Hydrangea speciosa CHINA LILY HYDRANGEA	5	30"	24"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
FJ	Fatsia japonica FATSIA	5	30"	24"	42"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
PH	Podocarpus macrophylla PODOCARPUS	5	36"	24"	42"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>MEDIUM SHRUBS</b>						
AL	Aucuba japonica Variegata GOLD DUST AUCUBA	5	24"	18"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
HB	Hibiscus Syriacus SOFT CARESS HIBISCUS	5	24"	24"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>SMALL SHRUBS</b>						
GH	Geopeltis harringtoniana Phlox TEXAS PHLOX	5	14"	18"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
DE	Dryopteris erythrosora AUSTIN FERNS	5	18"	18"	6"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
PH	Pithecolobium lobatum Wheeleri Dwarf WHEELERS DWINE PITHECOLOBUM	5	14"	18"	30"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
SH	Shorea viridis DWINE PALMETTO	7	30"	36"	42"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>ORNAMENTAL GRASSES</b>						
GA	Gaura bicolora BERNICELY SEDGE	1	12"	12"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
<b>SCREENCOVER</b>						
ARE	Azalea repens CARPET BUDLEIGHED	1	8"	12"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
J	Juncus effusus Blue Arrow BLUE ARROWS ROSE	1	12"	12"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
LH	Liriodendron 'Big Blue' DWINE LINDSEY BIG BLUE	1	14"	14"	6"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER
GU	Gymnosagrum japonicum WINDO GRASS	1	12"	12"	18"	NURSERY GROWN, WELL ROOTED, FULL TO CONTAINER

### LANDSCAPE REQUIREMENTS:

20' STREET LANDSCAPE BUFFER	PROVIDED
VISIBILITY TRIANGLES	REFER TO PLANS
OFF-STREET LOADING SCREEN	PROVIDED
PARKING LOT SCREENING	N/A

### LANDSCAPE CALCULATIONS:

REQUIRED	PROVIDED
20% GROSS SITE LANDSCAPING	GROSS SITE SQ. FT.: 222,707 (5.1 ACRES)  PROPOSED LANDSCAPE SQ. FT.: 60,431 (27% OF GROSS SITE SQ. FT.)

## Wilder Belshaw Architects Dallas - Austin



Savoye2 at Vitruvian Park 3875 Ponte Ave  
Suite 410 Addison Texas 75001  
The Arnold in East Austin 1621 E 6th Street  
Suite 1151 Austin Texas 78702

214 969.0500 phone www.wilderbelshaw.com

Project Owner:

UDR  
3875 Ponte Ave, Suite 400  
Addison, TX 75001

Contact Information:  
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(720) 348-7722  
RSJohn@udr.com

Landscape Architect:

studioOutside  
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Dallas, Texas 75226  
6214.954.7150  
1214.954.7162

Issues and Revisions:

No.	Date	Issues
01	04.30.21	Site Submittal
02	07.30.21	Site Submittal
03	09.03.21	Site Submittal
04	10.12.21	Site Submittal
05	11.09.21	Site Submittal



Vitruvian  
Town  
Homes

Addison, Texas

Wilder Belshaw Project Number: 1901

Drawing Name:

GENERAL NOTES,  
PLANTING LEGEND &  
LANDSCAPE  
CALCULATIONS

Sheet Number:

L100

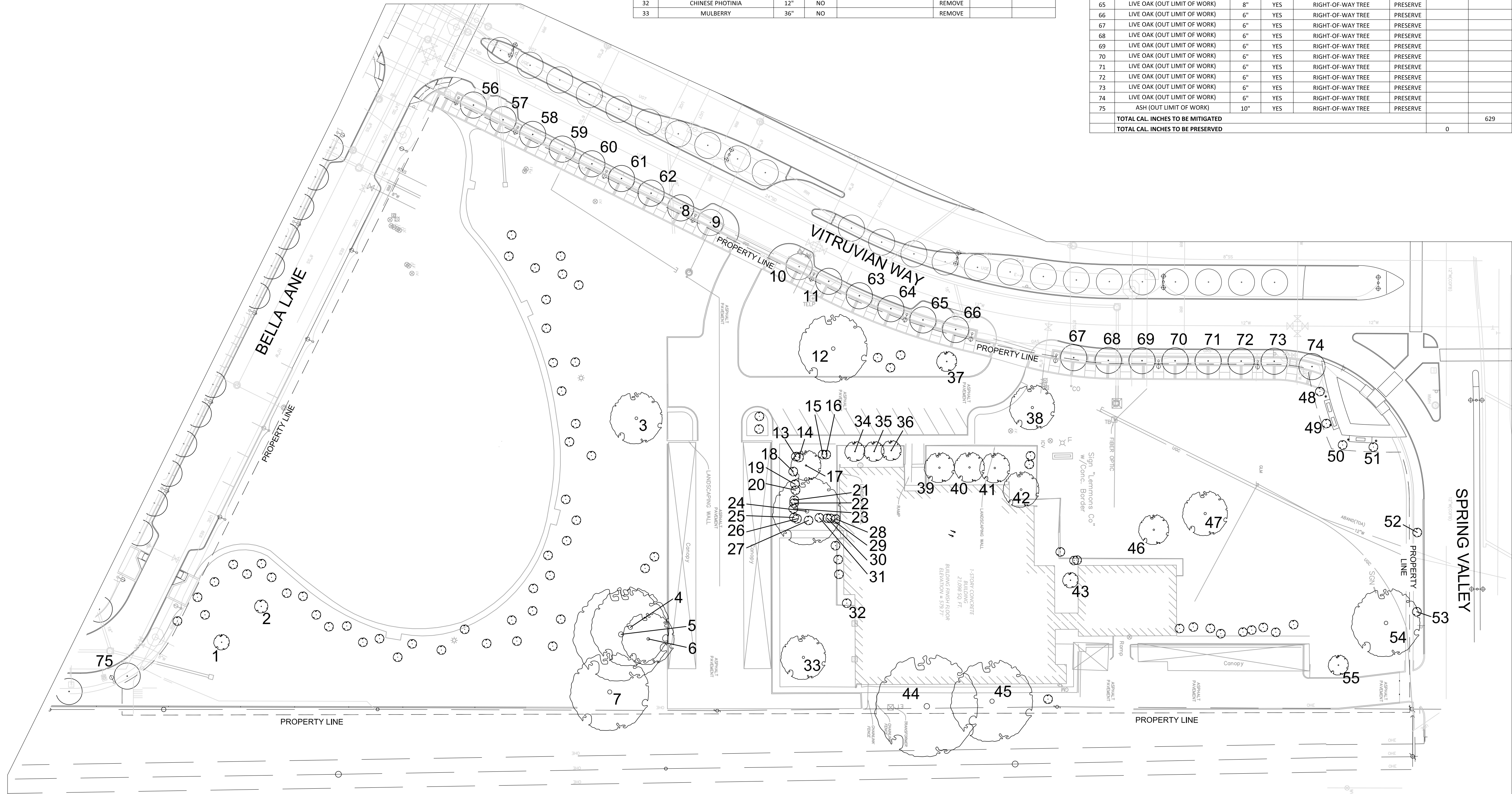


TREES PROPOSED (STREET TREES):	REQUIRED	PROVIDED
VITRUVIAN WAY 718 LF STREET FOOTAGE ALONG PROPERTY LINE	24 TREES 1 TREE / 30 LF PER TOWN LANDSCAPE REGULATIONS	23 TREES
SPRING VALLEY ROAD 143 LF STREET FOOTAGE ALONG PROPERTY LINE	5 TREES 1 TREE / 30 LF PER TOWN LANDSCAPE REGULATIONS	6 TREES
BELLA LANE 449 LF STREET FOOTAGE ALONG PROPERTY LINE	15 TREES 1 TREE / 30 LF PER TOWN LANDSCAPE REGULATIONS	13 TREES

TREES PROPOSED (SITE TREES):	PROPOSED	TOTAL CAL.
SHADE TREES AVERAGE 4.5" CAL.	29 TREES	130"
ORNAMENTAL TREES AVERAGE 3.5" CAL.	92 TREES	322"
SCREENING TREES AVERAGE 3" CAL.	78 TREES	234"
	<b>TOTAL CAL. PROPOSED</b>	<b>686"</b>

TREE MITIGATION TABLE									
NO.	TYPE	SIZE (CAL.)	ON THE LIST?	CLASSIFICATION	ACTION	CAL. INCH PRESERVED	CAL. INCH TO BE MITIGATED		
1	LIVE OAK	12"	YES		REMOVE		12		
2	LIVE OAK	10"	YES		REMOVE		10		
3	PECAN	36"	YES		REMOVE		36		
4	RED OAK	60"	YES		REMOVE		60		
5	RED OAK	72"	YES		REMOVE		72		
6	RED OAK	36"	YES		REMOVE		36		
7	RED OAK	60"	YES		REMOVE		60		
8	LIVE OAK	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
9	LIVE OAK	8"	YES	RIGHT-OF-WAY TREE	REMOVE				
10	LIVE OAK	6"	YES	RIGHT-OF-WAY TREE	REMOVE				
11	LIVE OAK	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
12	RED OAK	48"	YES		REMOVE		48		
13	CHINESE PHOTINIA	8"	NO		REMOVE				
14	CHINESE PHOTINIA	8"	NO		REMOVE				
15	CHINESE PHOTINIA	8"	NO		REMOVE				
16	CHINESE PHOTINIA	8"	NO		REMOVE				
17	LIVE OAK	24"	YES		REMOVE		24		
18	CHINESE PHOTINIA	8"	NO		REMOVE				
19	CHINESE PHOTINIA	8"	NO		REMOVE				
20	CHINESE PHOTINIA	8"	NO		REMOVE				
21	CHINESE PHOTINIA	8"	NO		REMOVE				
22	CHINESE PHOTINIA	8"	NO		REMOVE				
23	CHINESE PHOTINIA	8"	NO		REMOVE				
24	LIVE OAK	50"	YES		REMOVE		50		
25	CHINESE PHOTINIA	8"	NO		REMOVE				
26	CHINESE PHOTINIA	8"	NO		REMOVE				
27	CHINESE PHOTINIA	8"	NO		REMOVE				
28	CHINESE PHOTINIA	8"	NO		REMOVE				
29	CHINESE PHOTINIA	8"	NO		REMOVE				
30	CHINESE PHOTINIA	8"	NO		REMOVE				
31	CHINESE PHOTINIA	8"	NO		REMOVE				
32	CHINESE PHOTINIA	12"	NO		REMOVE				
33	MULBERRY	36"	NO		REMOVE				

TREE MITIGATION TABLE									
NO.	TYPE	SIZE (CAL.)	ON THE LIST?	CLASSIFICATION	ACTION	CAL. INCH PRESERVED	CAL. INCH TO BE MITIGATED		
34	CEDAR ELM	15"	YES		REMOVE		15		
35	CEDAR ELM	15"	YES		REMOVE		15		
36	CEDAR ELM	15"	YES		REMOVE		15		
37	YAUPON	11"	YES		REMOVE		11		
38	RED OAK	36"	YES		REMOVE		36		
39	LIVE OAK	24"	YES		REMOVE		24		
40	LIVE OAK	24"	YES		REMOVE		24		
41	LIVE OAK	24"	YES		REMOVE		24		
42	LIVE OAK	30"	YES		REMOVE		30		
43	MAGNOLIA	12"	YES		REMOVE		12		
44	BRAD PEAR	72"	NO		REMOVE				
45	BRAD PEAR	60"	NO		REMOVE				
46	SWEET GUM	24"	NO		REMOVE				
47	BRAD PEAR	34"	NO		REMOVE				
48	CYPRESS (OUT LIMIT OF WORK)	10"	NO		PRESERVE				
49	CYPRESS (OUT LIMIT OF WORK)	10"	NO		PRESERVE				
50	CYPRESS (OUT LIMIT OF WORK)	10"	NO		PRESERVE				
51	CYPRESS (OUT LIMIT OF WORK)	10"	NO		PRESERVE				
52	LIVE OAK (OUT LIMIT OF WORK)	6"	YES		PRESERVE				
53	LIVE OAK (OUT LIMIT OF WORK)	6"	YES		PRESERVE				
54	BRAD PEAR	48"	NO		REMOVE				
55	RED OAK	15"	YES		REMOVE		15		
56	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
57	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
58	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
59	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
60	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
61	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
62	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
63	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
64	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
65	LIVE OAK (OUT LIMIT OF WORK)	8"	YES	RIGHT-OF-WAY TREE	PRESERVE				
66	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
67	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
68	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
69	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
70	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
71	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
72	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
73	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
74	LIVE OAK (OUT LIMIT OF WORK)	6"	YES	RIGHT-OF-WAY TREE	PRESERVE				
75	ASH (OUT LIMIT OF WORK)	10"	YES	RIGHT-OF-WAY TREE	PRESERVE				
<b>TOTAL CAL INCHES TO BE MITIGATED</b>									629
<b>TOTAL CAL INCHES TO BE PRESERVED</b>									0



**Wilder Belshaw Architects**  
Dallas • Austin



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Suite 410 Addison Texas 75001  
The Arnold in East Austin 1621 E 6th Street  
Suite 1151 Austin Texas 78702  
214 969.0500 phone www.wilderbelshaw.com

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RStJohn@udr.com

Landscape Architect:  
**studioOutside**  
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0214.954.7160  
1214.954.7162

Issues and Revisions:

No.	Date	Issues
01	04.30.21	Site Submittal
02	07.30.21	Site Submittal
03	09.03.21	Site Submittal
04	10.12.21	Site Submittal
05	11.09.21	Site Submittal



**Vitruvian Town Homes**

Addison, Texas  
Wilder Belshaw Project Number: 1901

Drawing Name:  
**TREE MITIGATION PLAN**

Sheet Number:  
**L101**





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11.09.2021

**Vitruvian  
Town  
Homes**

Addison, Texas

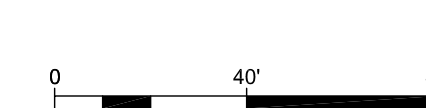
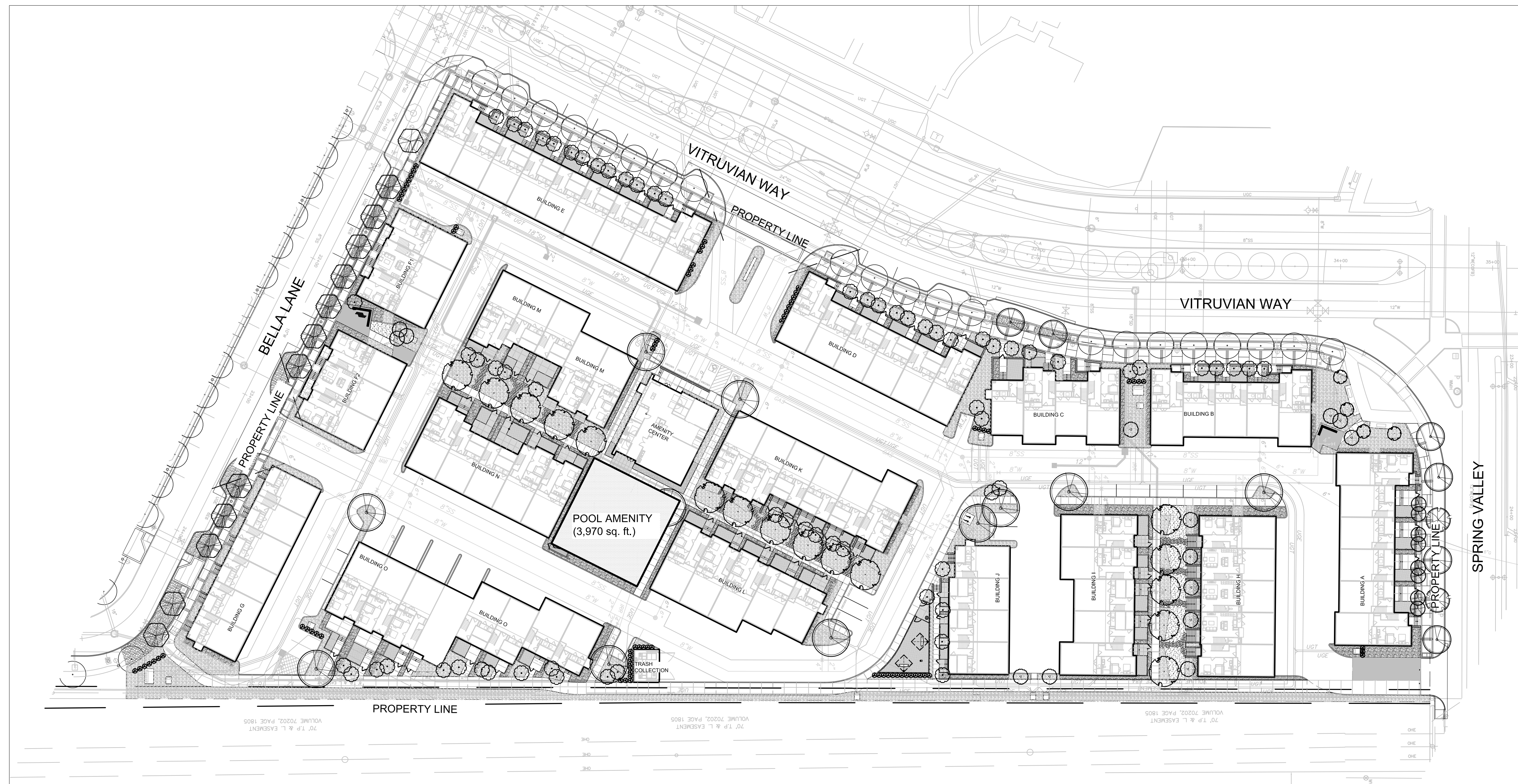
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L103



Overall Landscape Plan

A

Scale: 1"=40'





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**Vitruvian  
Town  
Homes**

Addison, Texas

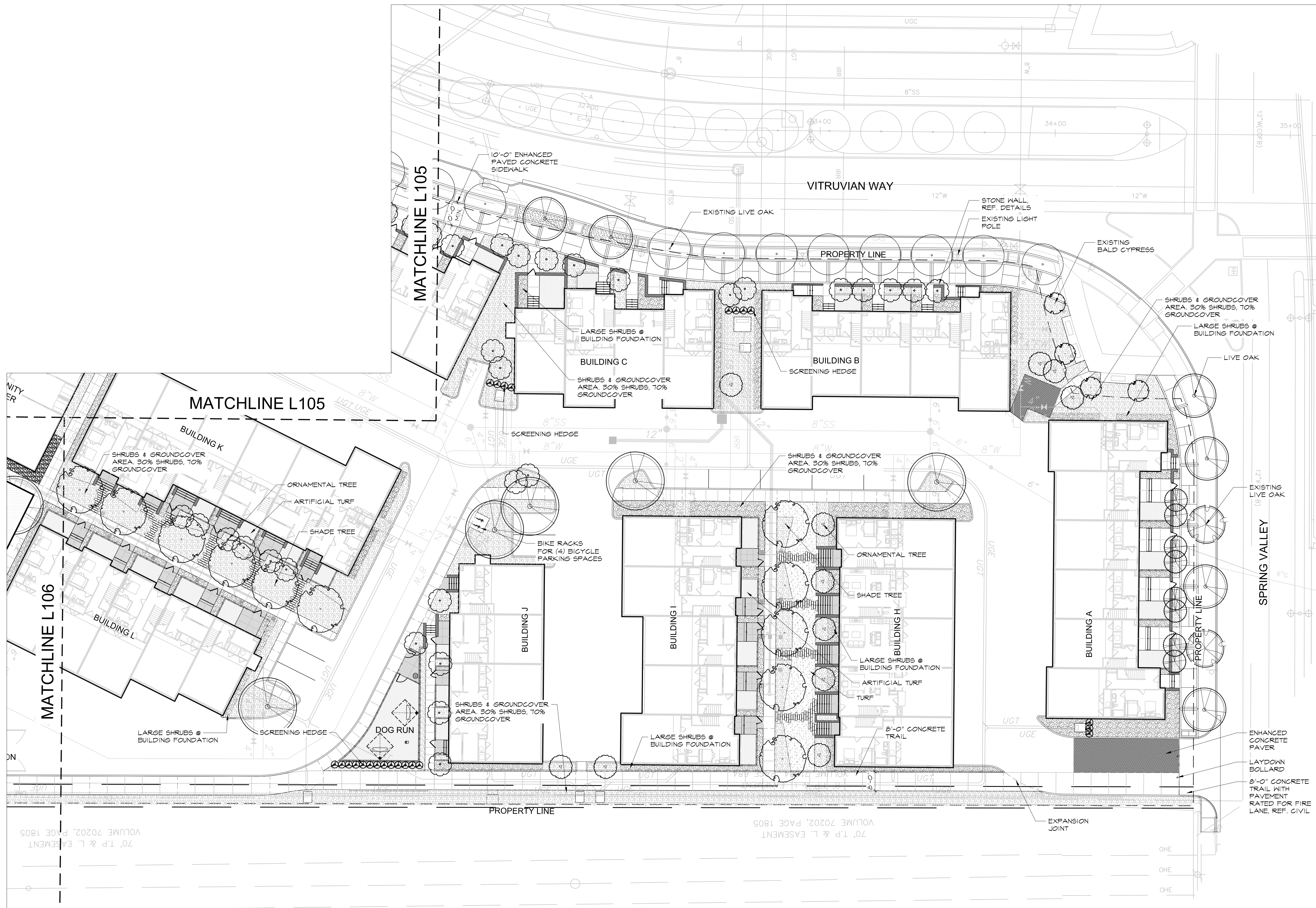
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L104



Landscape Plan

A

Scale: 1"=20'





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03	09.03.21	Site Submittal
04	10.12.21	Site Submittal
05	11.09.21	Site Submittal



**Vitruvian  
Town  
Homes**

Addison, Texas

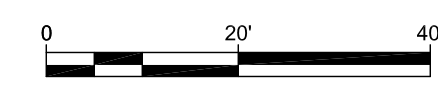
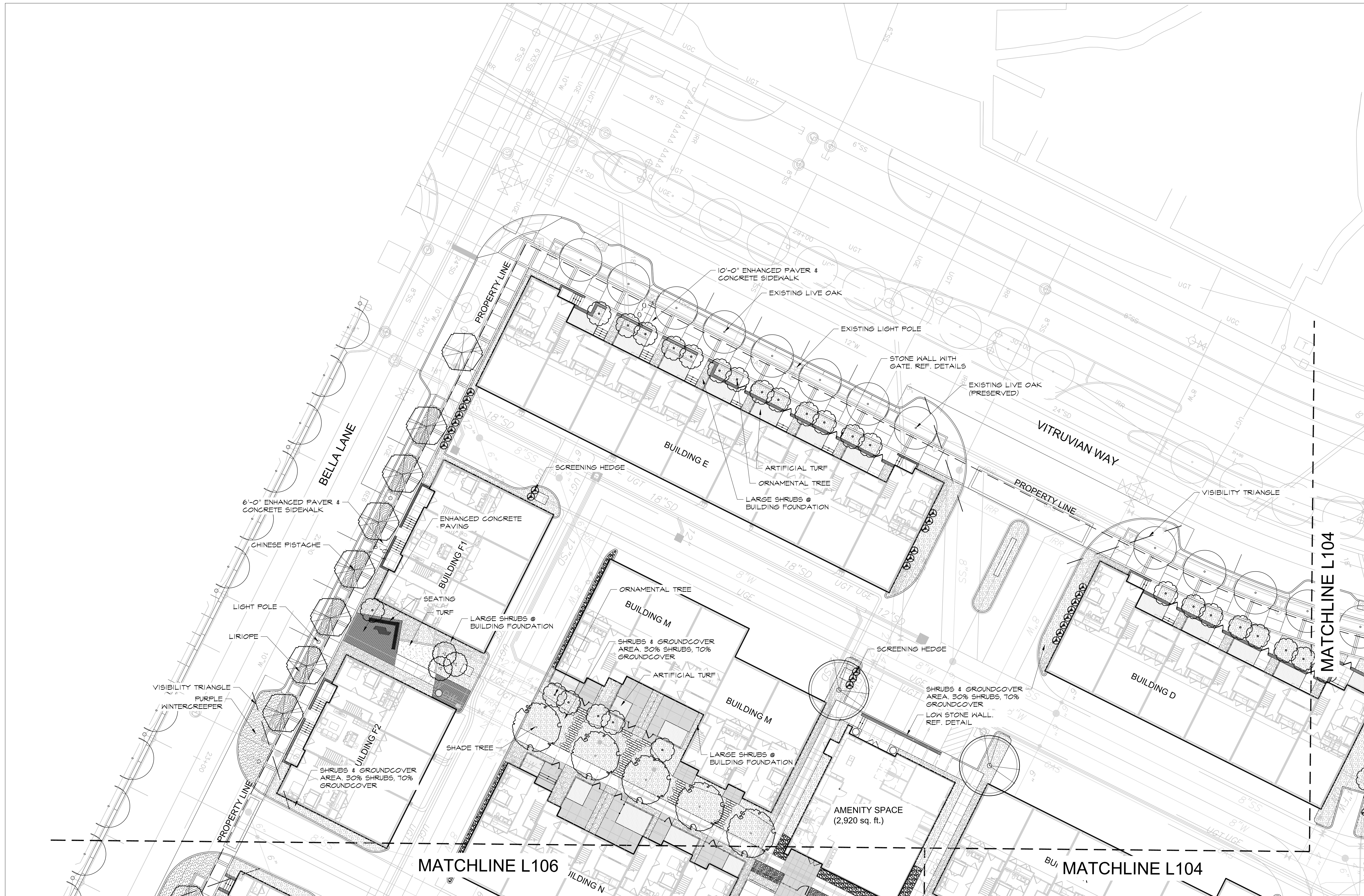
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L105



Landscape Plan

A

Scale: 1"=20'





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04	10.12.21	Site Submittal
05	11.09.21	Site Submittal



11.09.2021

**Vitruvian  
Town  
Homes**

Addison, Texas

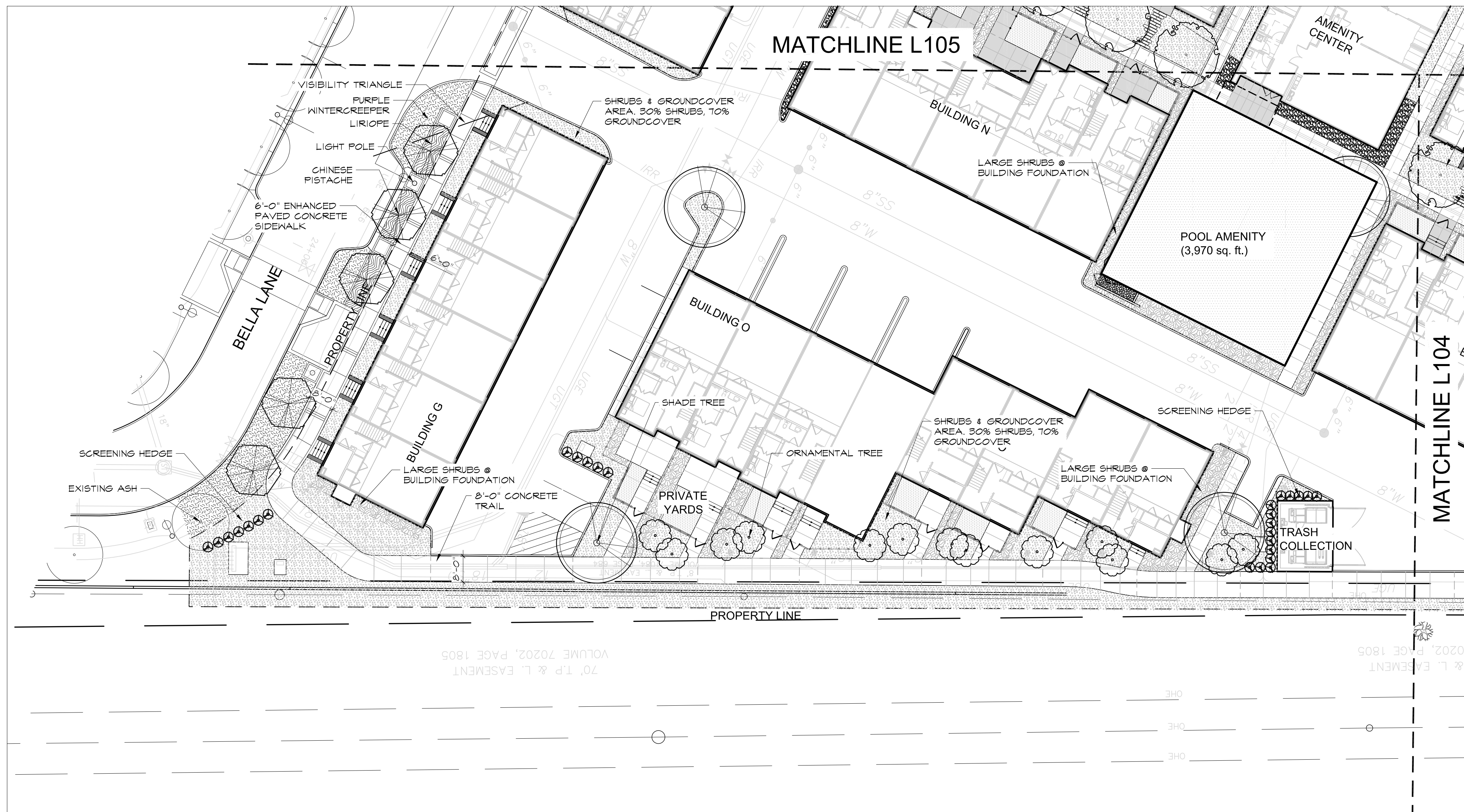
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L106



Landscape Plan

A

Scale: 1"=20'





Project Owner:  
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05	11.09.21	Site Submittal



**Vitruvian  
Town  
Homes**

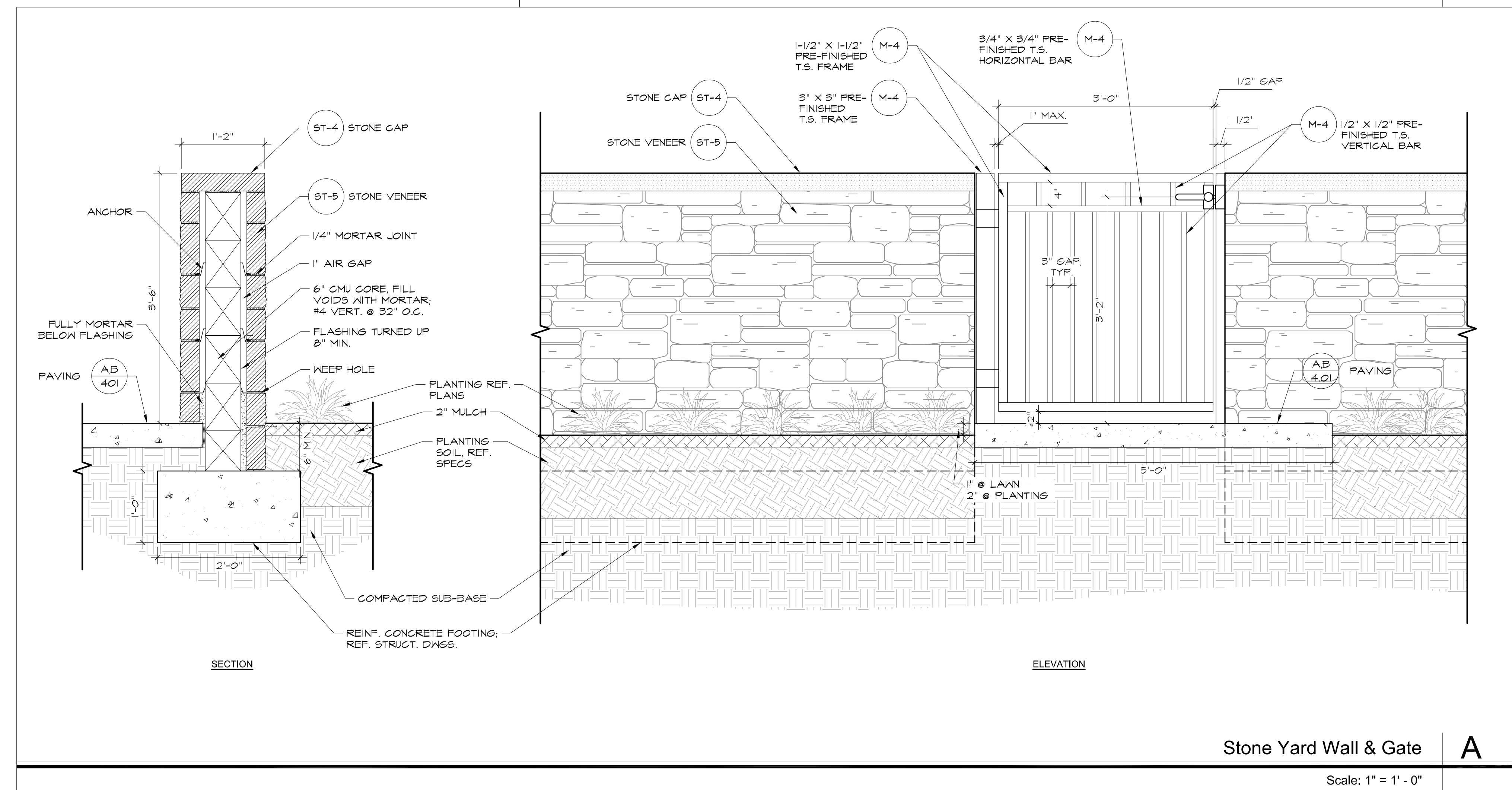
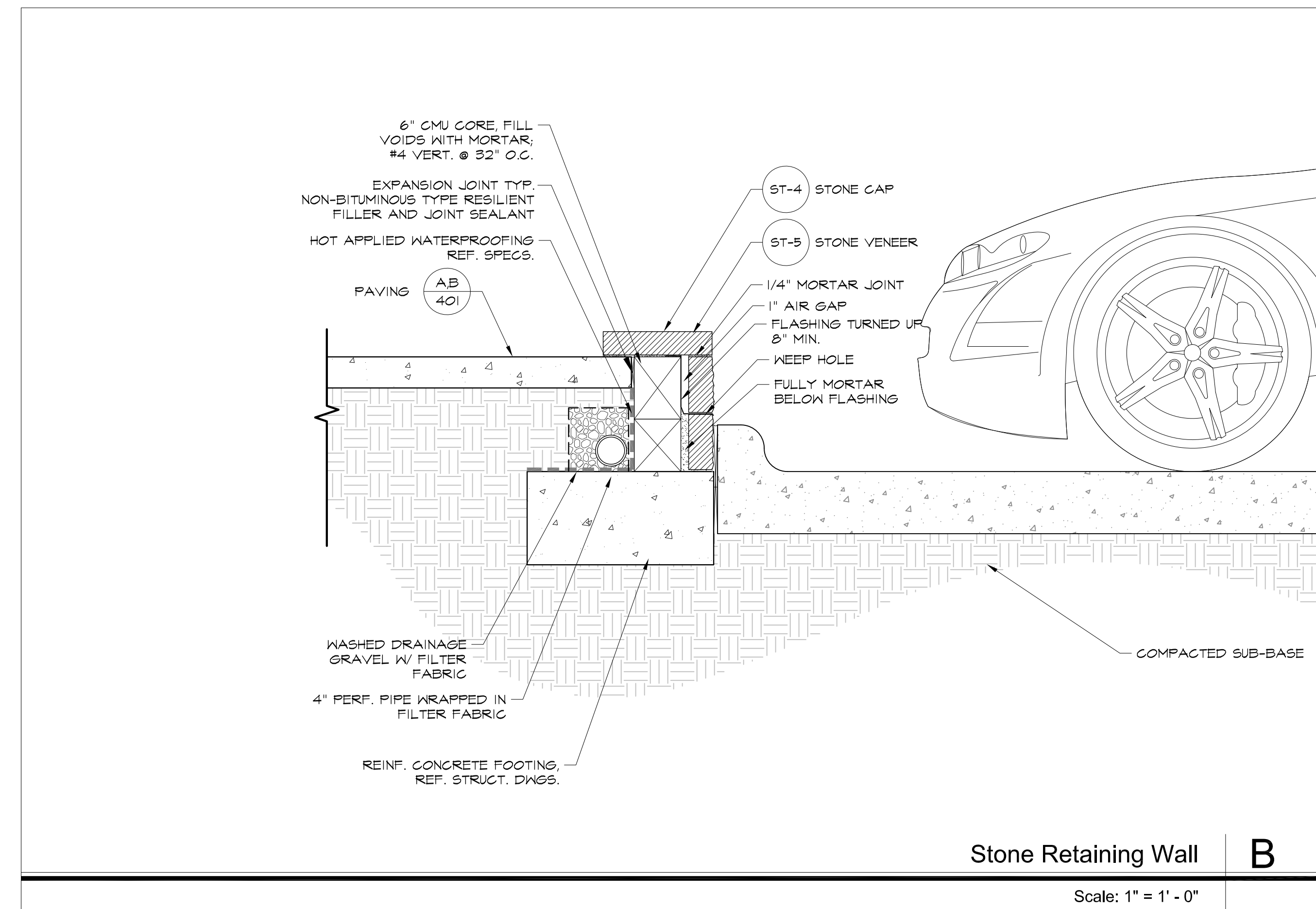
Addison, Texas  
Wilder Belshaw Project Number: 1901

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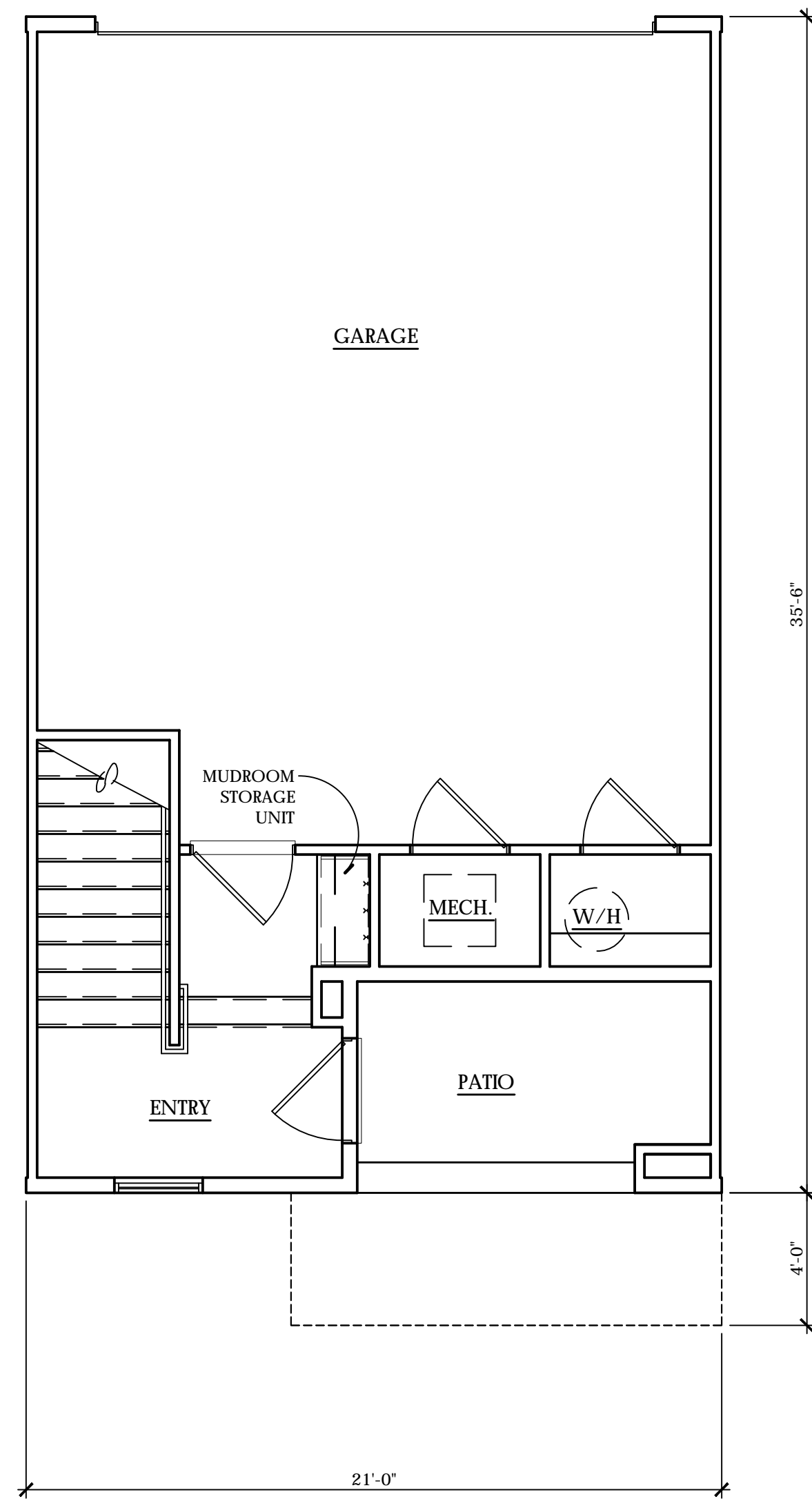
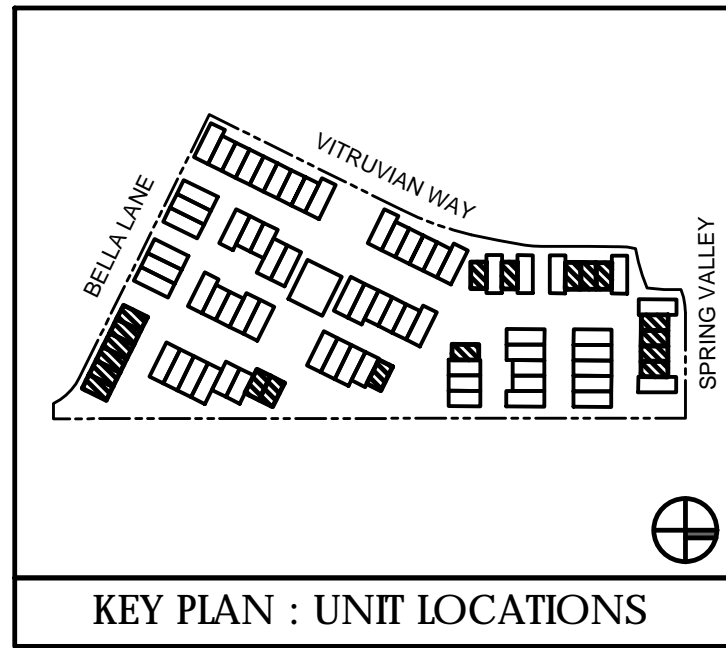
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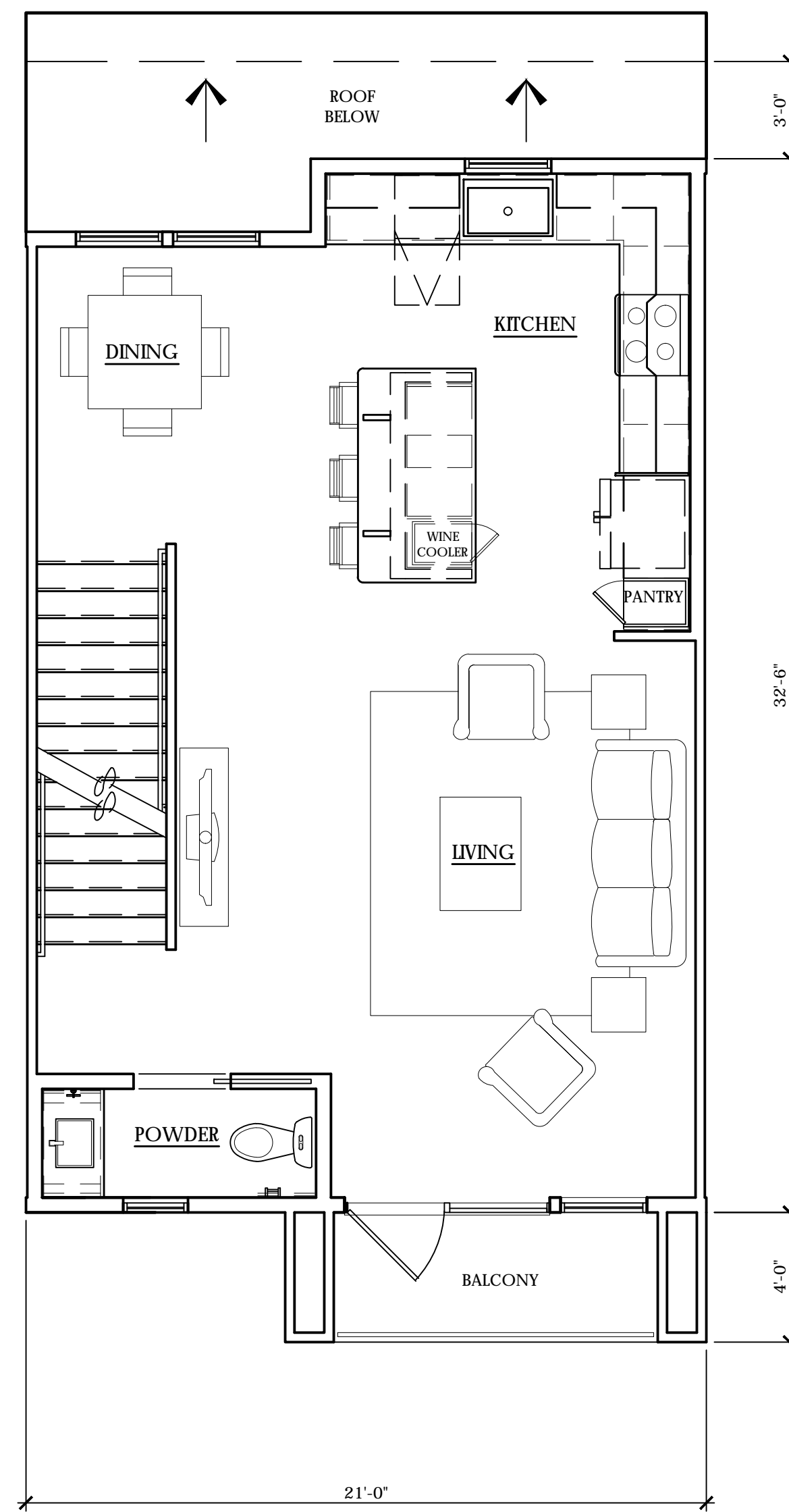
**L102.1**



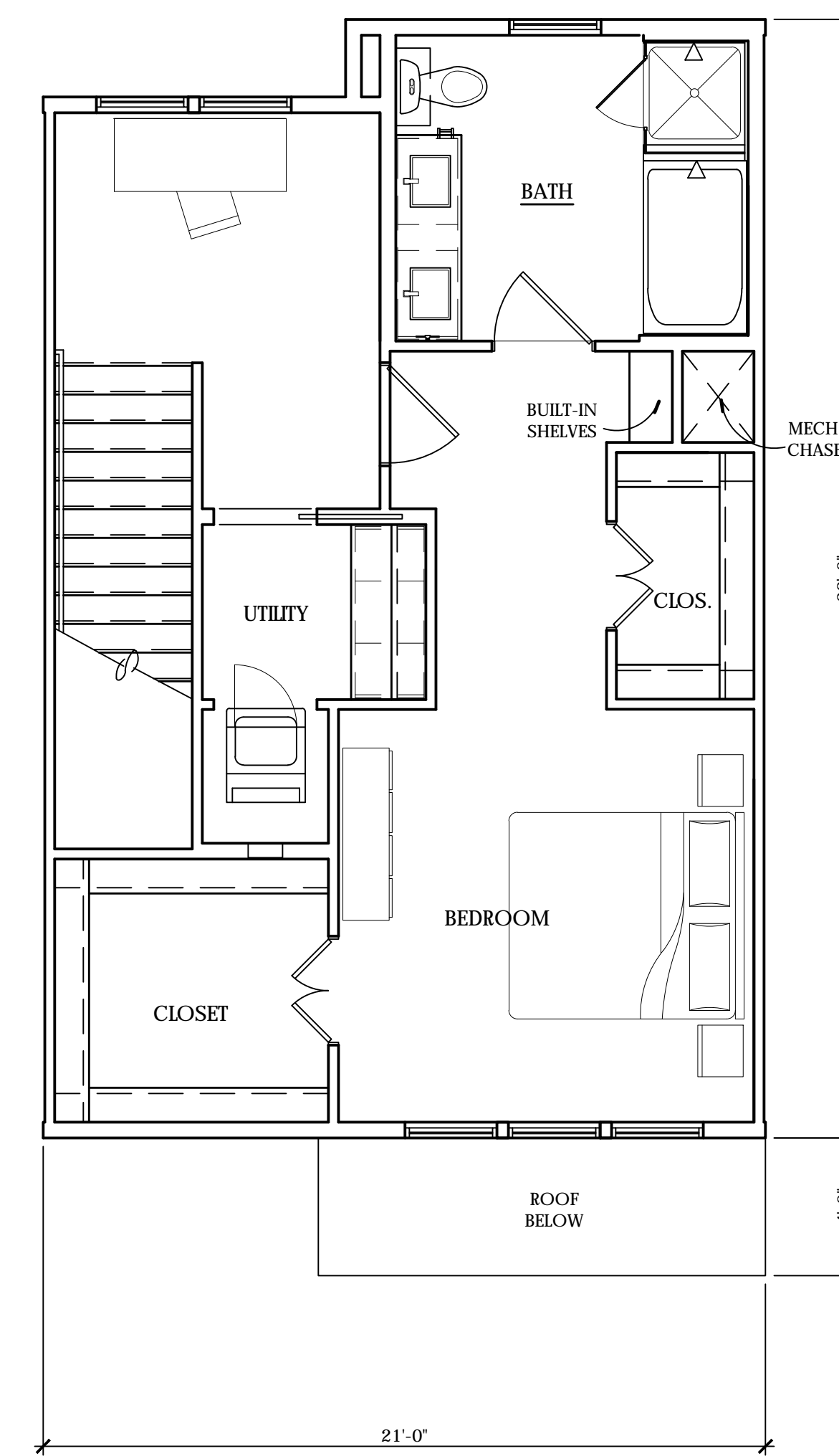




**02** UNIT A1-Level 01 SQUARE FOOTAGE: 172 S.F.



**04** UNIT A1-Level 02 SQUARE FOOTAGE: 663 S.F.



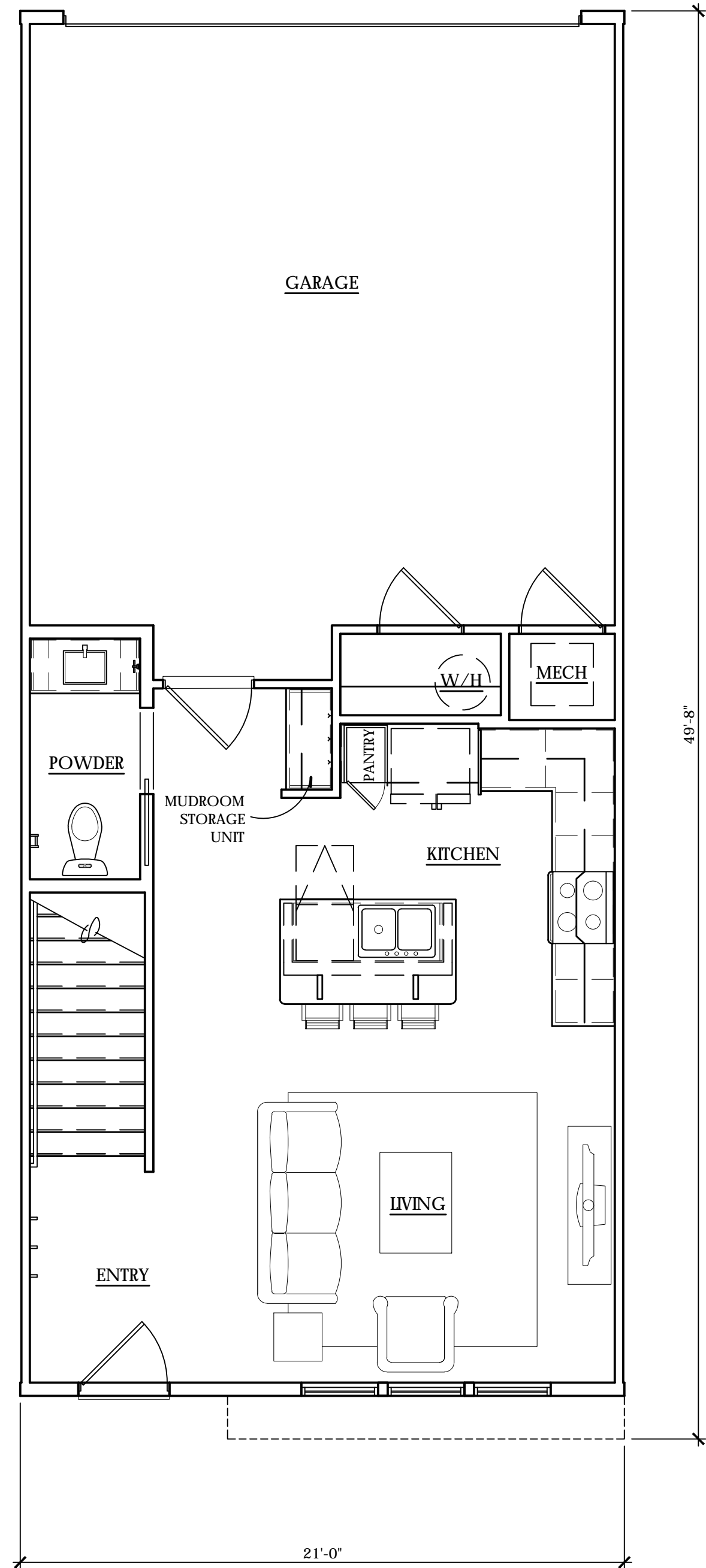
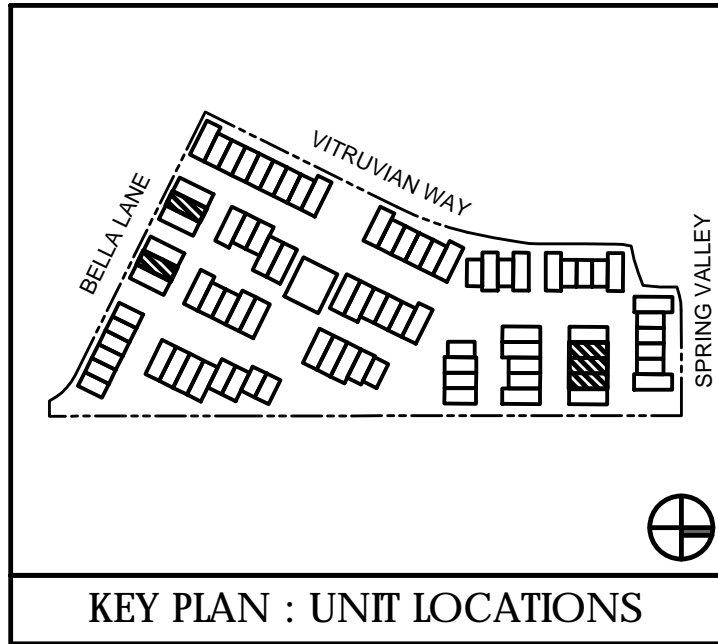
**06** UNIT A1-Level 03 SQUARE FOOTAGE: 663 S.F.

**UNITS**

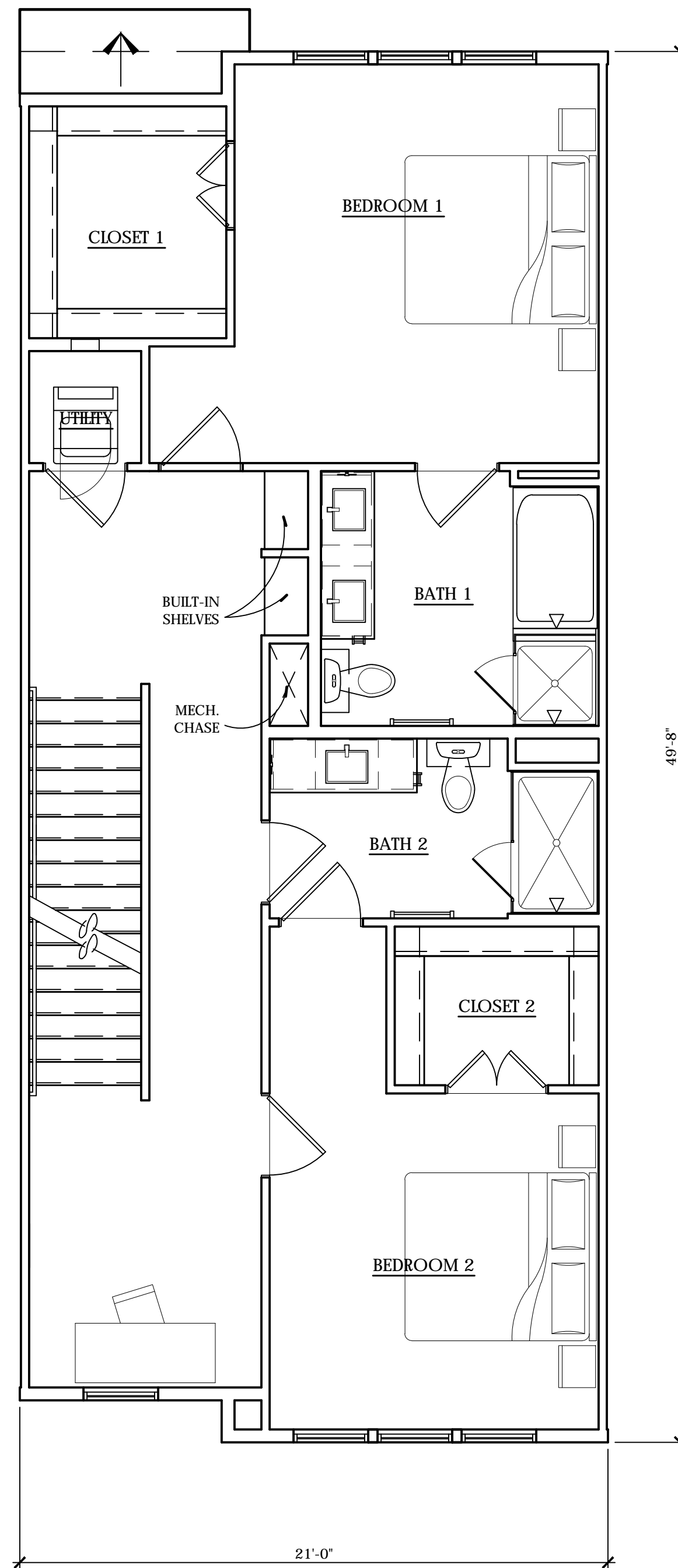
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TOTAL SQUARE FOOTAGE: 1,500 S.F.

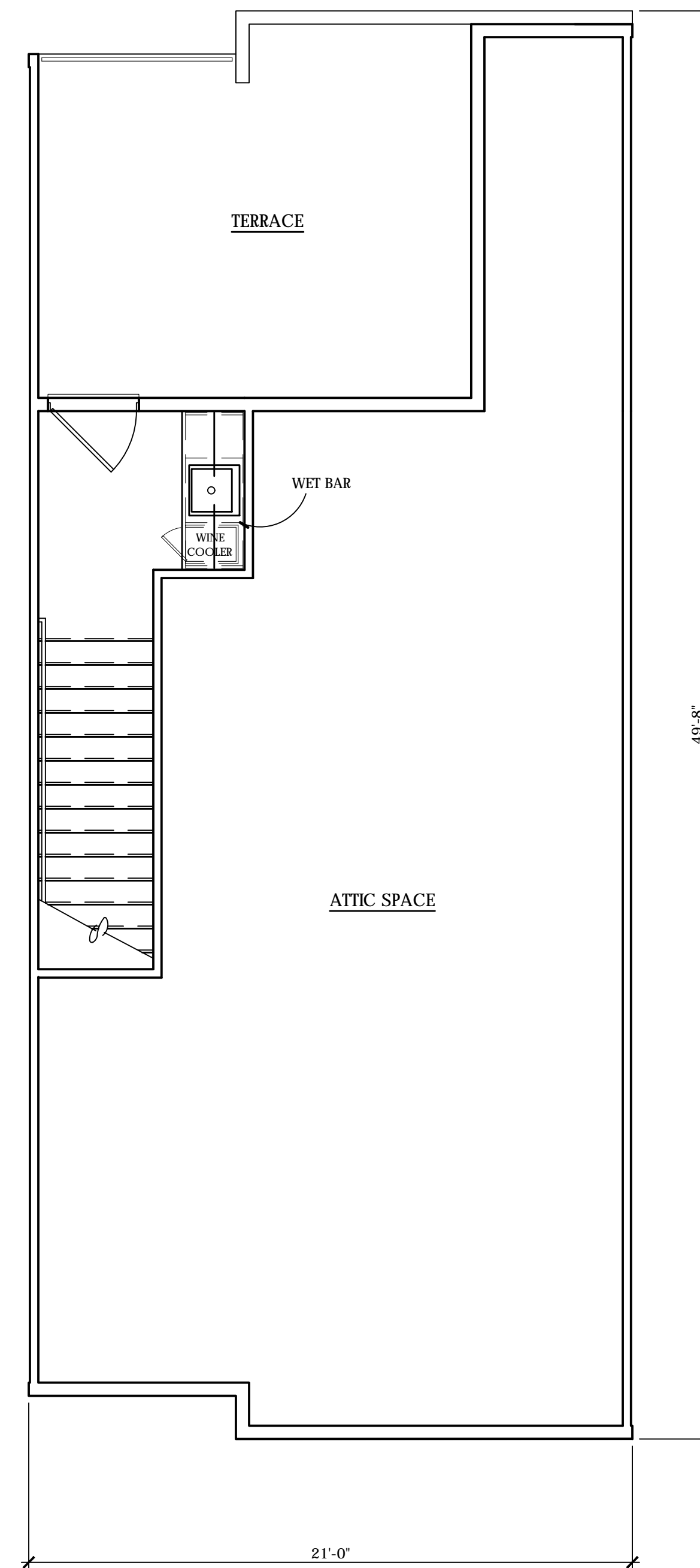




**02** UNIT B1-Level 01 SQUARE FOOTAGE: 551 S.F.



**04** UNIT B1-Level 02 SQUARE FOOTAGE: 1,021 S.F.



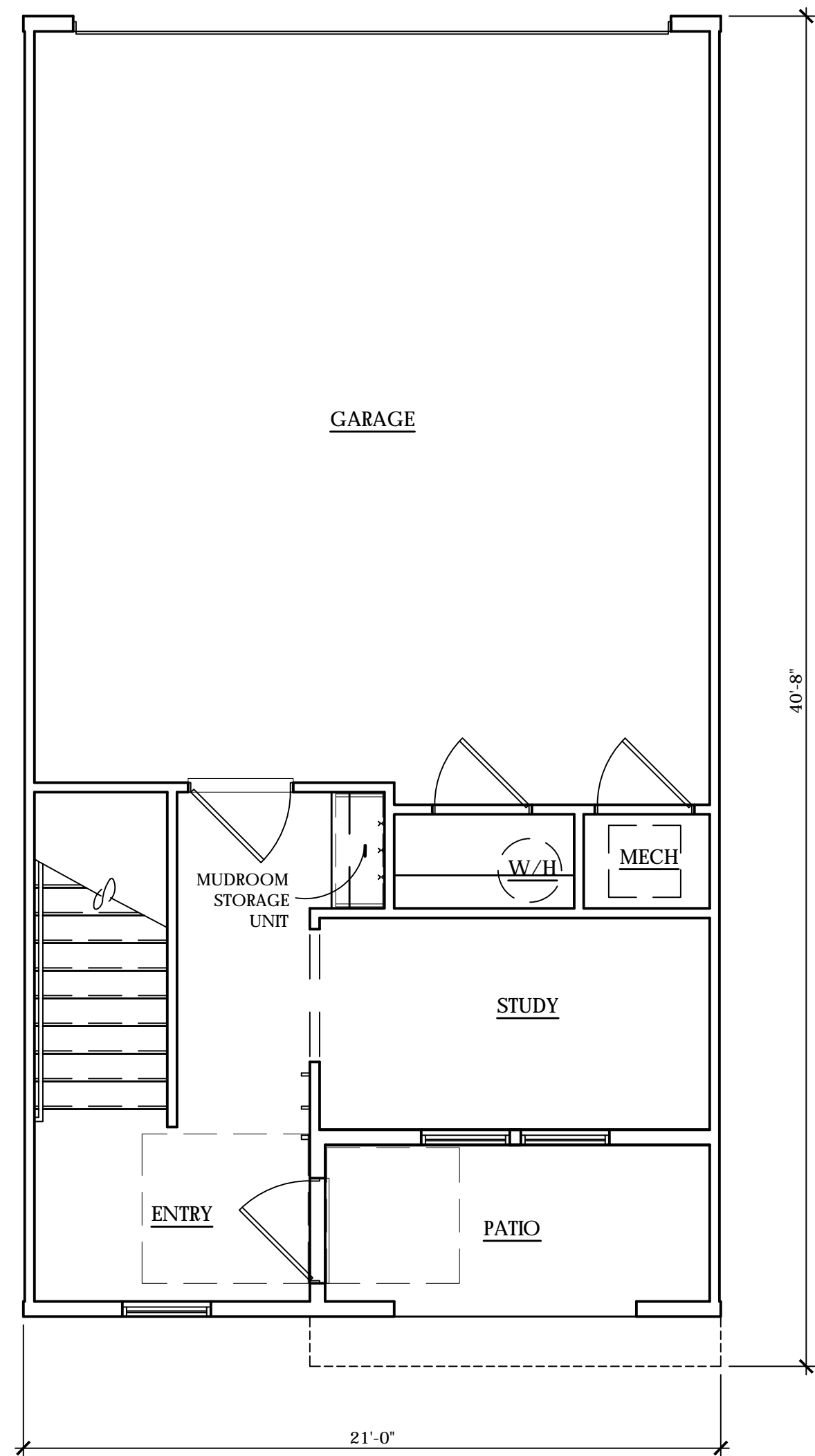
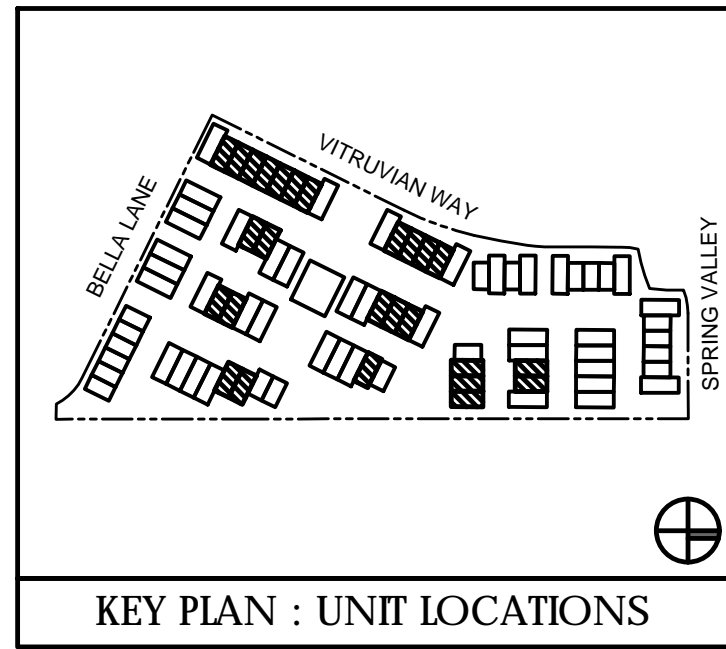
**06** UNIT B1-Level 03 SQUARE FOOTAGE: 114 S.F.

**UNITS**

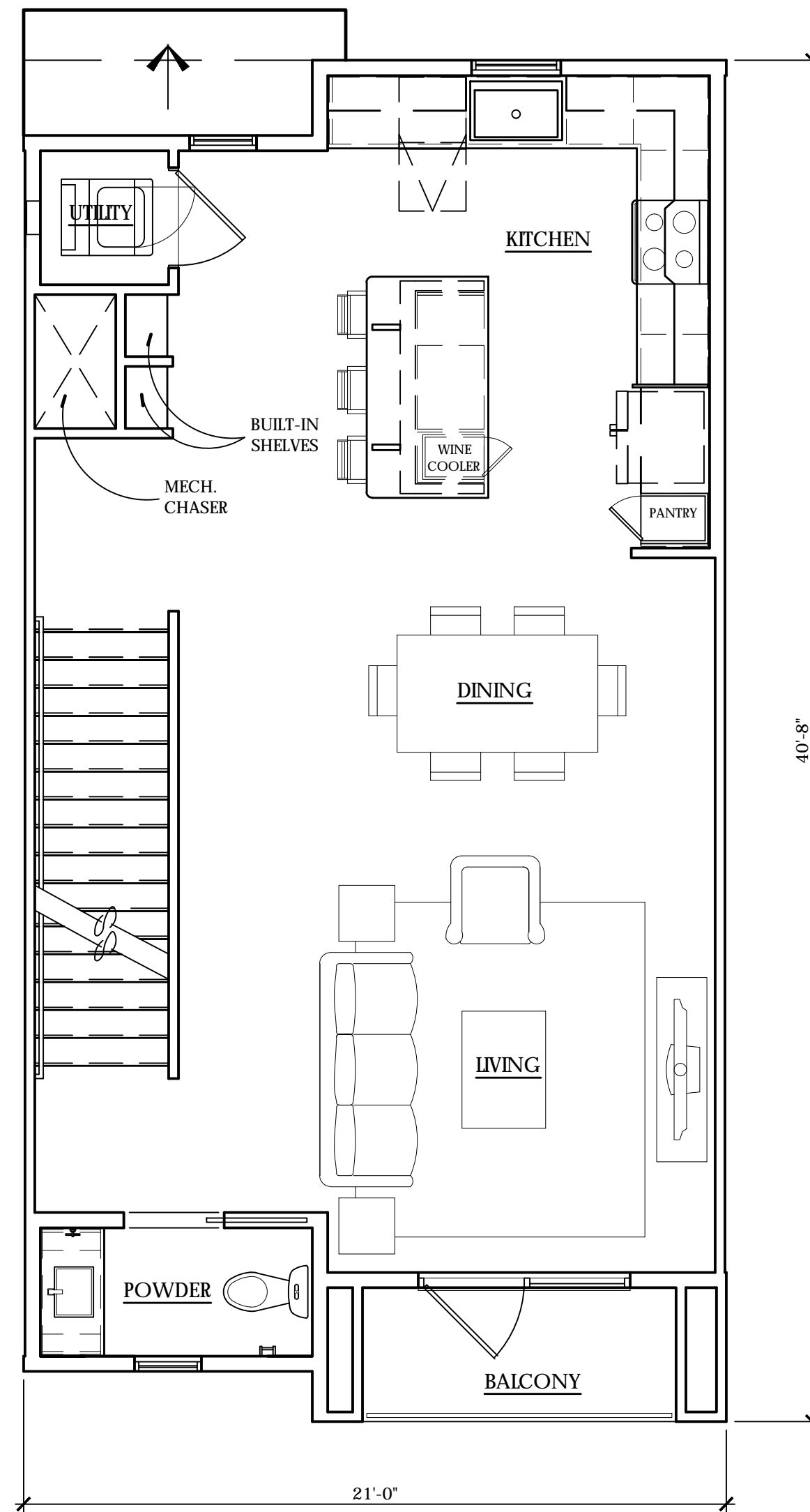
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TOTAL SQUARE FOOTAGE: 1,686 S.F.

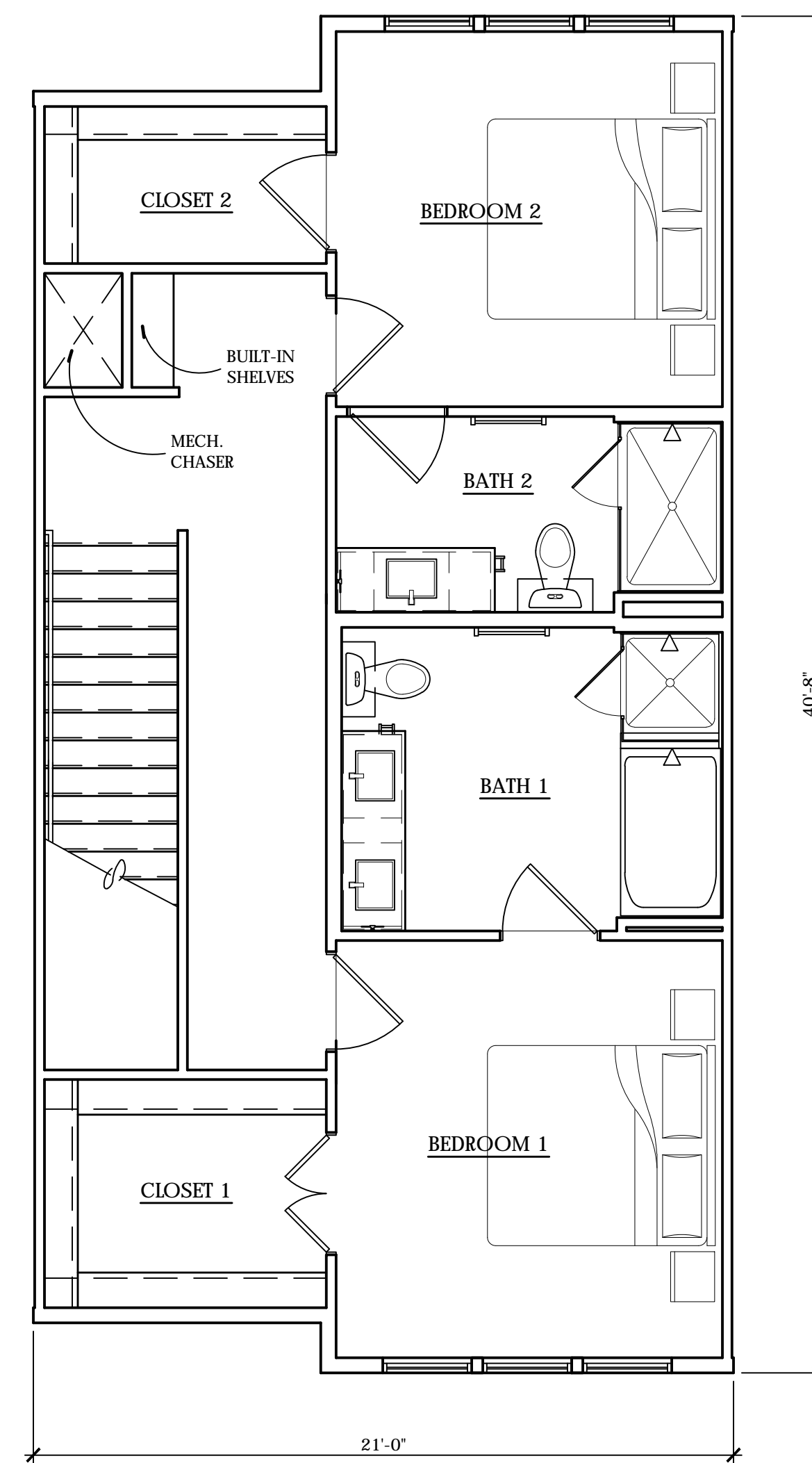




**02 UNIT B2-Level 01** SQUARE FOOTAGE:282 S.F.



**04 UNIT B2-Level 02** SQUARE FOOTAGE:773 S.F.



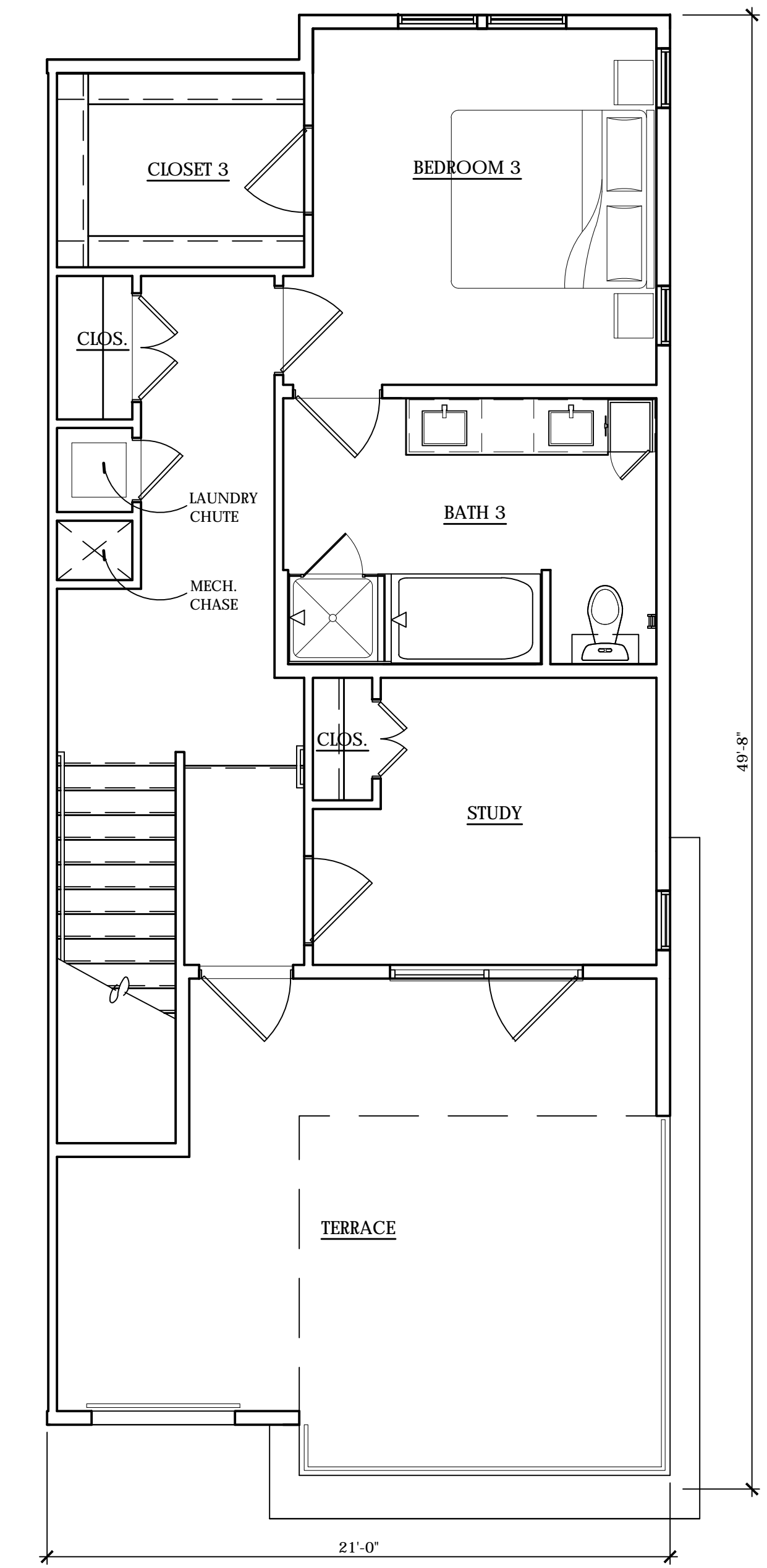
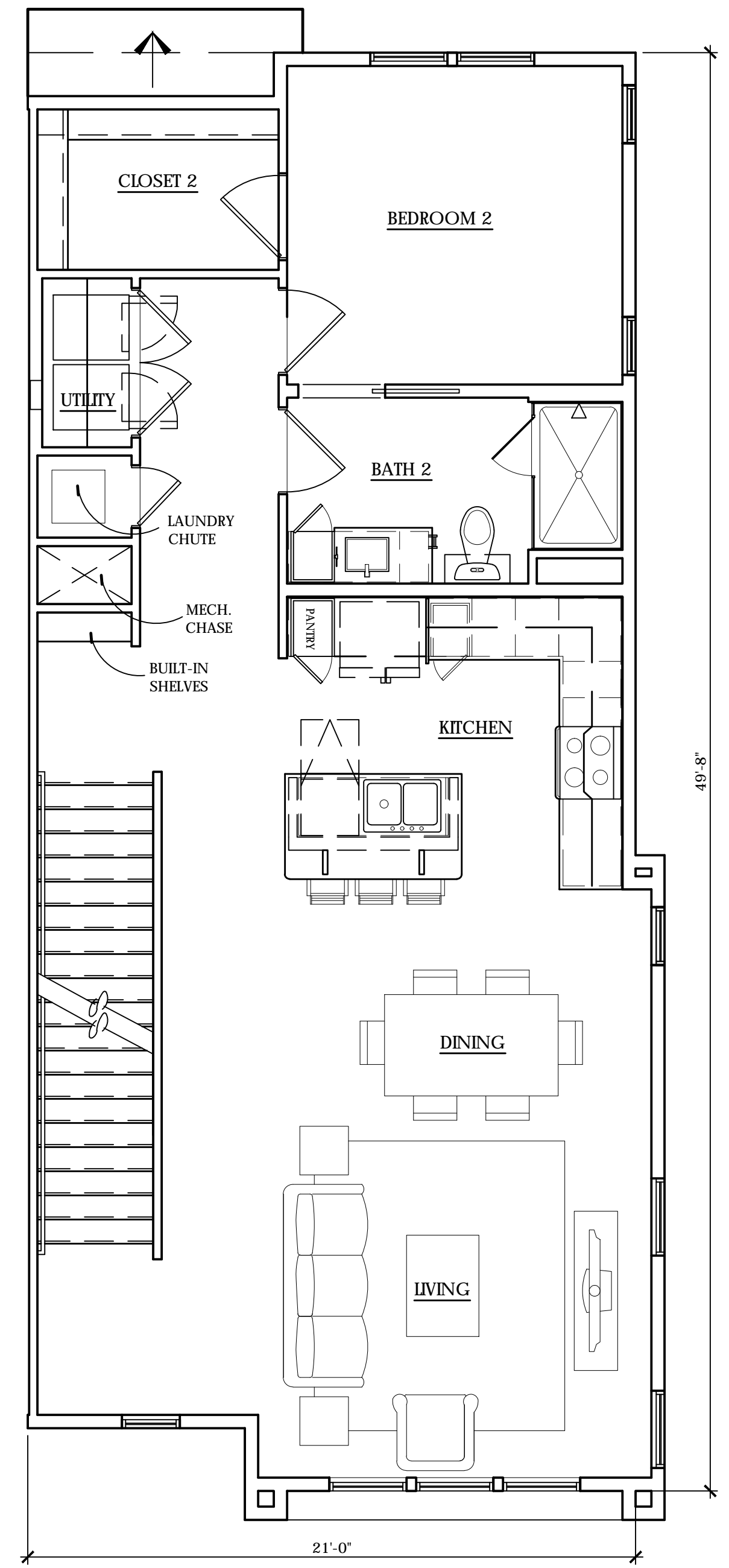
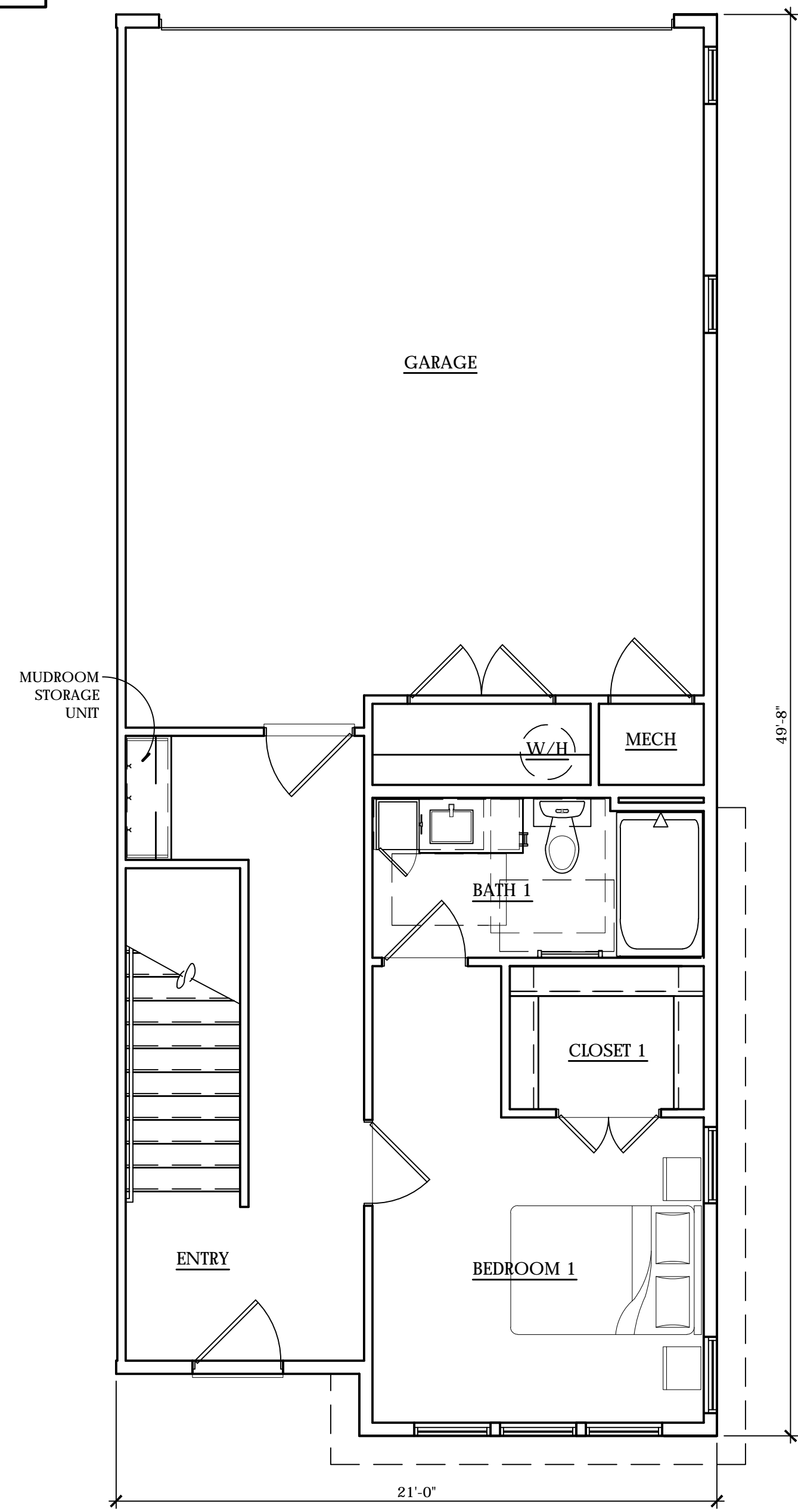
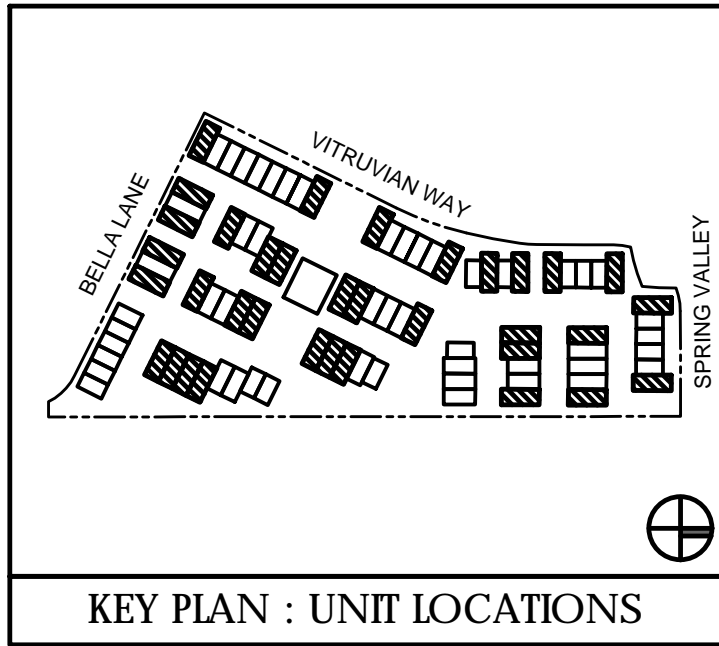
**06 UNIT B2-Level 03** SQUARE FOOTAGE:822 S.F.

**UNITS**

SCALE: 1/4" = 1'-0" (22"X34" SHEET)

TOTAL SQUARE FOOTAGE:1,880 S.F.





UNITS

SCALE: 1/4" = 1'-0" (22"X34" SHEET)

TOTAL SQUARE FOOTAGE:2,249 S.F.

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VITRUVIAN TOWNHOMES  
 Addison, TX

**UDR**  
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 972.774.0552 phone

Sheet Number: A204  
 Issue Date: 07.30.21

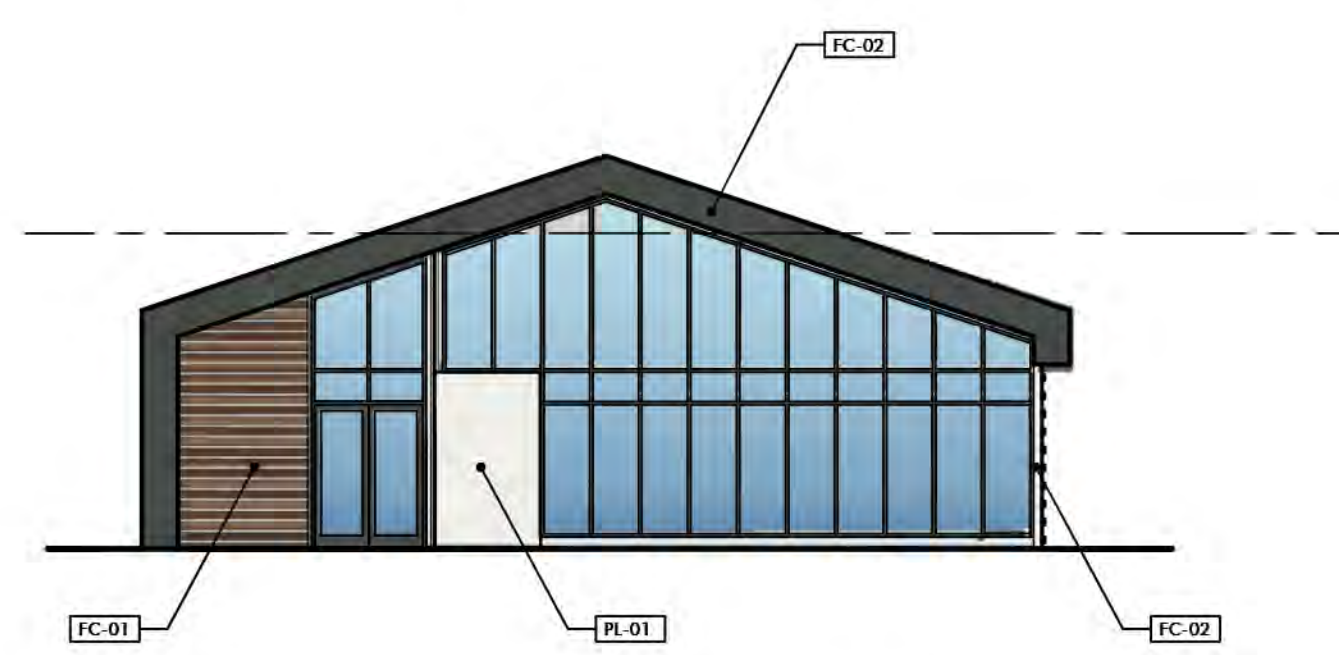
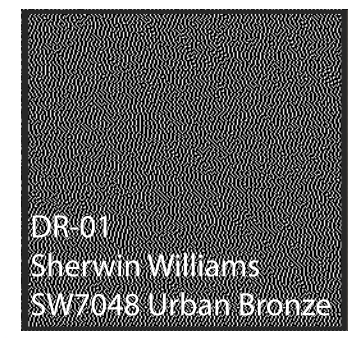
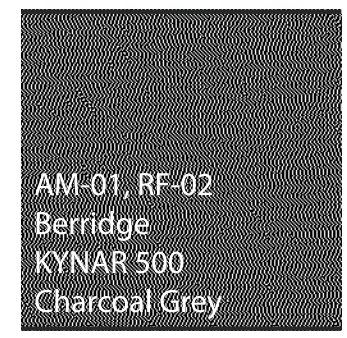
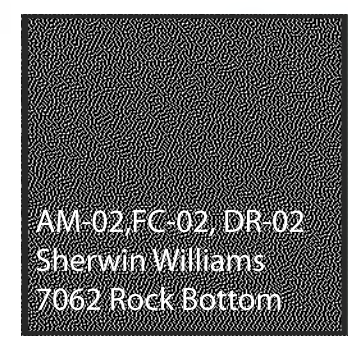
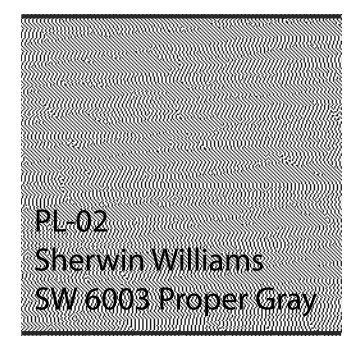
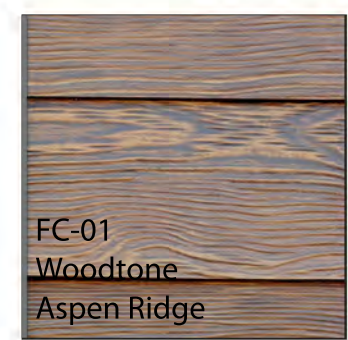
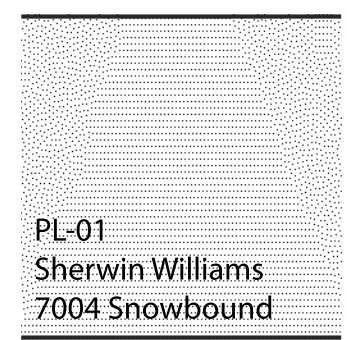
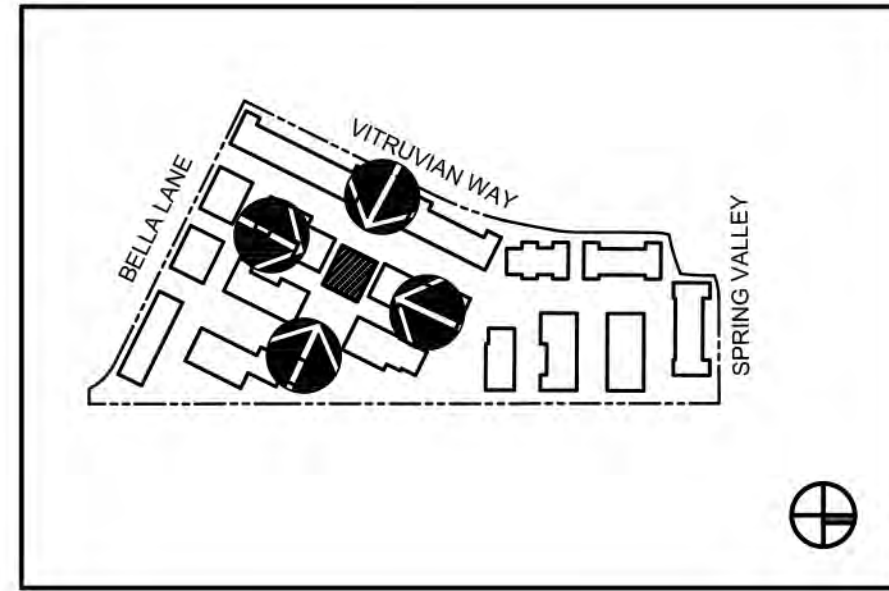


**FACADE PLAN NOTES:**  
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.  
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES  
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE  
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND 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

**Vitruvian Town Homes**  
 Material Selection Summary  
 Project Number: 1901  
 Addison, Texas  
 Wilder Belshaw Architects

Material	Manufacturer	Color	Color System	Finish / Type	Location & Notes
<b>Architectural Metal Finish (Metal)</b>					
AM-01	Berridge	Charcoal Grey	KYNAR 500	Standing Seam System	Standing seam metal wall panel (Cee-lock Panel)
AM-02		SW 7062 - Rock Bottom	Sherwin Williams		Metal Railings
<b>Brick</b>					
BR-01	ACME	Westchester	ACME	Velour Texture	Brick Veneer
<b>Cementitious Panel (Fiber Cement)</b>					
FC-01	Woodtone	Aspen Ridge		RusticSeries	Lap siding
FC-02	James Hardie	SW 7062 - Rock Bottom	Sherwin Williams	Smooth	Lap siding
<b>Portland Cement Plaster (Stucco)</b>					
PL-01	Sherwin Williams	SW 7004 - Snowbound	Sherwin Williams	Light Sand	
PL-02	Sherwin Williams	SW 6003 - Proper Gray	Sherwin Williams	Light Sand	
<b>Roof</b>					
RF-01	*GAF-Timberline	Charcoal		Shingle Roof	Sloped roofs
RF-02	Berridge	Charcoal Grey	KYNAR 500	Standing Seam System	Standing seam metal roof panel (Cee-lock Panel)
<b>Door and Window Frames</b>					
WD-01		Desert Sand	N/A	N/A	Vinyl Window Frames & Mullions
WD-02		Dark Bronze	N/A	N/A	Vinyl Window Frames & Mullions
WD-03		Dark Bronze	N/A	N/A	Storefront frames
DR-01	Sherwin Williams	SW 7048 - Urbane Bronze	Sherwin Williams		Residential Balcony Doors & Frames
DR-02	Sherwin Williams	SW 7062 - Rock Bottom	Sherwin Williams		Exit doors/ overhead doors/garage door

\*GAF Timberline shingle product will have 50 year life  
 Please reference L102.1 for private yard/patio wall details. Material selection is provided below.

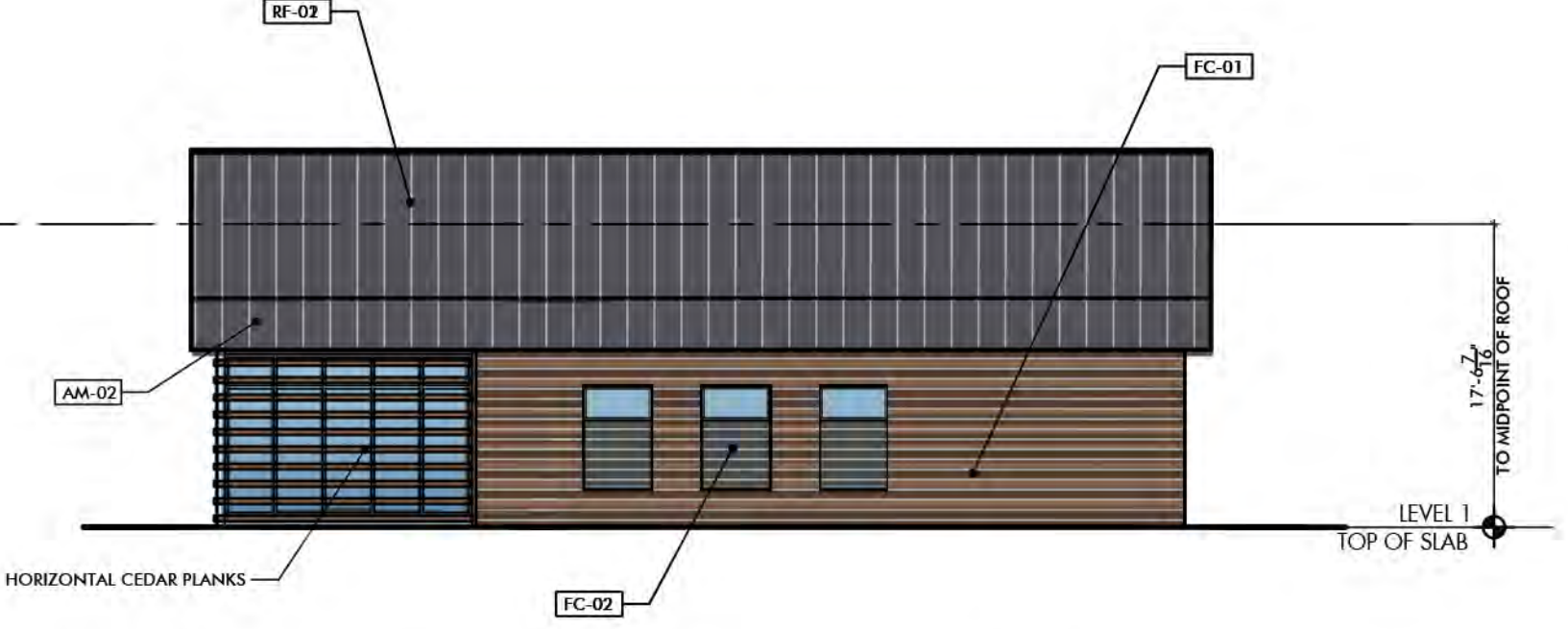


**AMENITY - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:  
 TOTAL SURFACE SF: 888sf

GLAZING:	582sf	65.5%
BRICK:	0sf	0%
STUCCO:	60sf	6.8%
METAL:	0sf	0%
FIBER CEMENT:	250sf	28.2%



**AMENITY - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:  
 TOTAL SURFACE SF: 1,258sf

GLAZING:	182sf	14.5%
BRICK:	0sf	0%
STUCCO:	0sf	0%
METAL:	691sf	54.9%
FIBER CEMENT:	421sf	33.5%

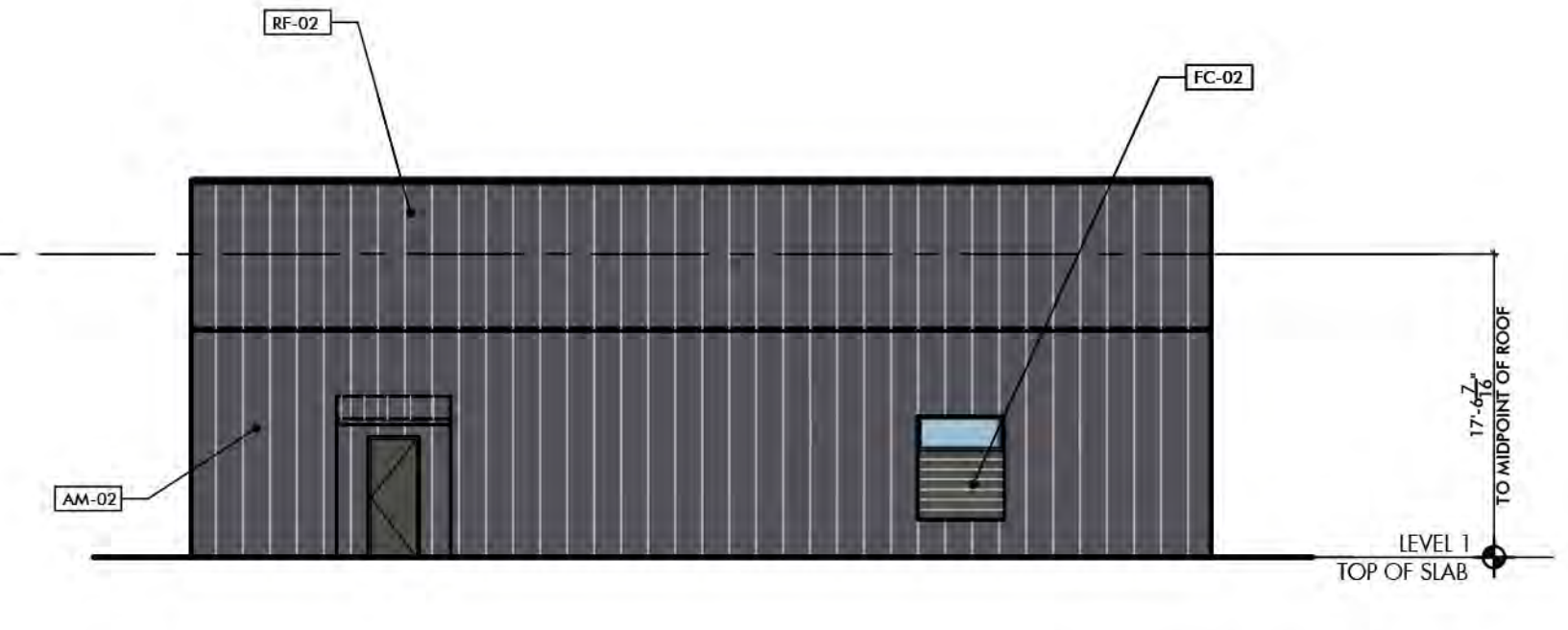
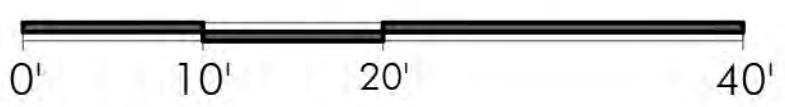


**AMENITY - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:  
 TOTAL SURFACE SF: 888sf

GLAZING:	439sf	49.4%
BRICK:	0sf	0%
STUCCO:	191sf	21.5%
METAL:	0sf	0%
FIBER CEMENT:	254sf	28.6%



**AMENITY - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

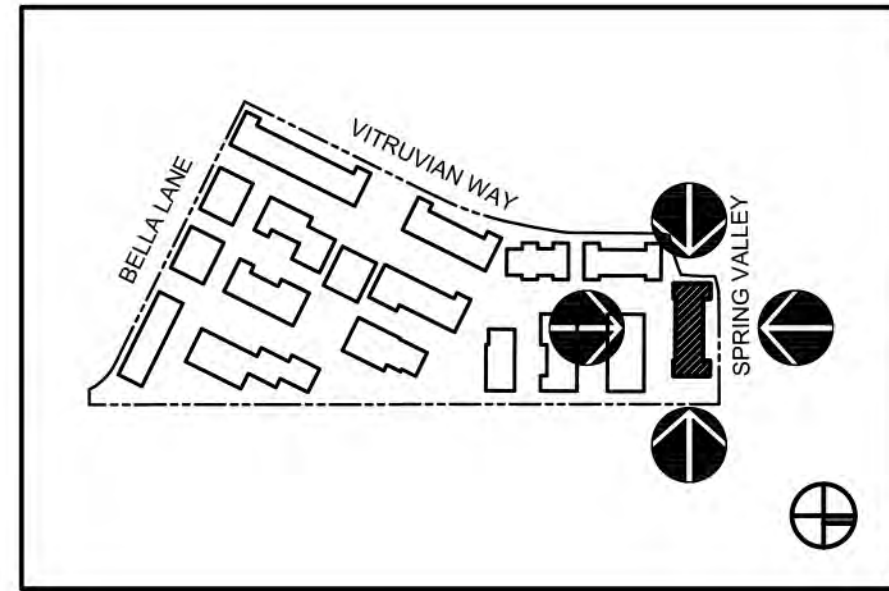
ZONING:	PD
Addison, TX	
Town Project #	1839-Z
Block	217
VP	217 5.112 acres

MATERIAL CALCULATIONS:  
 TOTAL SURFACE SF: 1,288sf

GLAZING:	23sf	1.8%
BRICK:	0sf	0%
STUCCO:	0sf	0%
METAL:	1240sf	94.9%
FIBER CEMENT:	52sf	3.7%



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**WEST ELEVATION (VITRUVIAN WAY)**

SCALE: 3/32" = 1'-0"

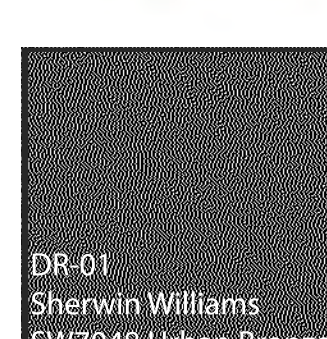
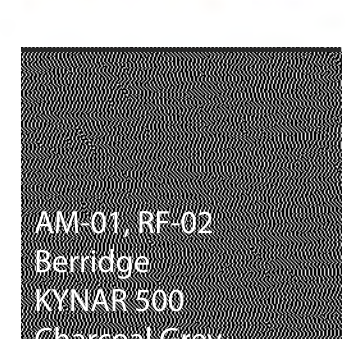
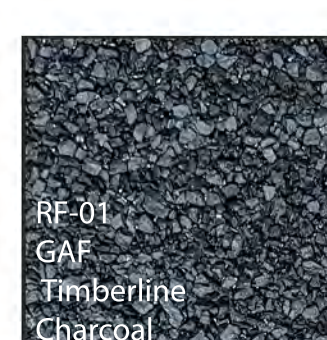
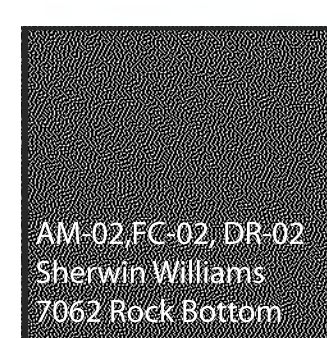
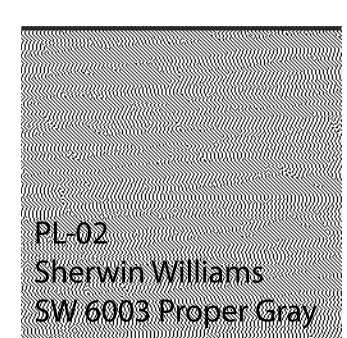
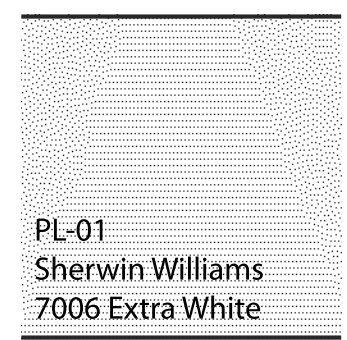
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 3,924sf		
GLAZING:	631sf	16.1%
BRICK:	785sf	20%
STUCCO:	1,726sf	44%
METAL:	667sf	17%
FIBER CEMENT:	114sf	2.9%



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

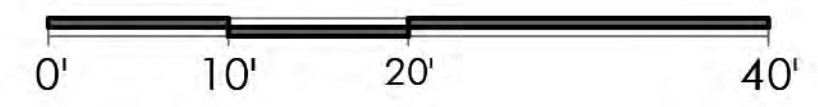


**NORTH ELEVATION (SPRING VALLEY ROAD)**

SCALE: 3/32" = 1'-0"

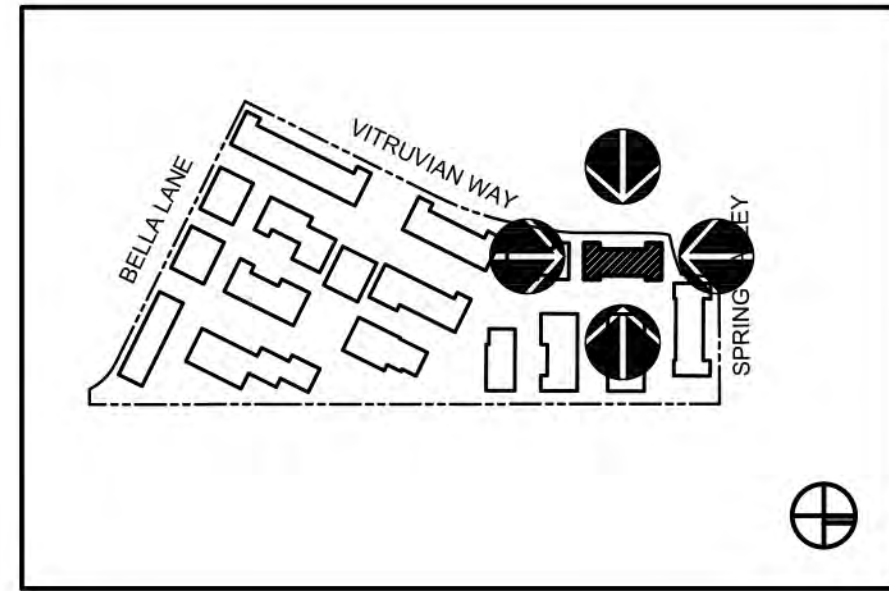
ZONING: PD
Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

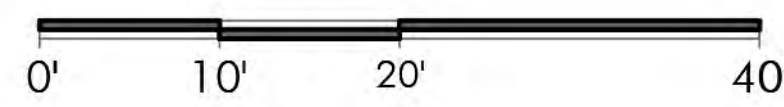
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 4,143sf		
GLAZING:	766sf	18.5%
BRICK:	1,118sf	27%
STUCCO:	1,491sf	36%
METAL:	145sf	3.5%
FIBER CEMENT:	621sf	15%





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**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

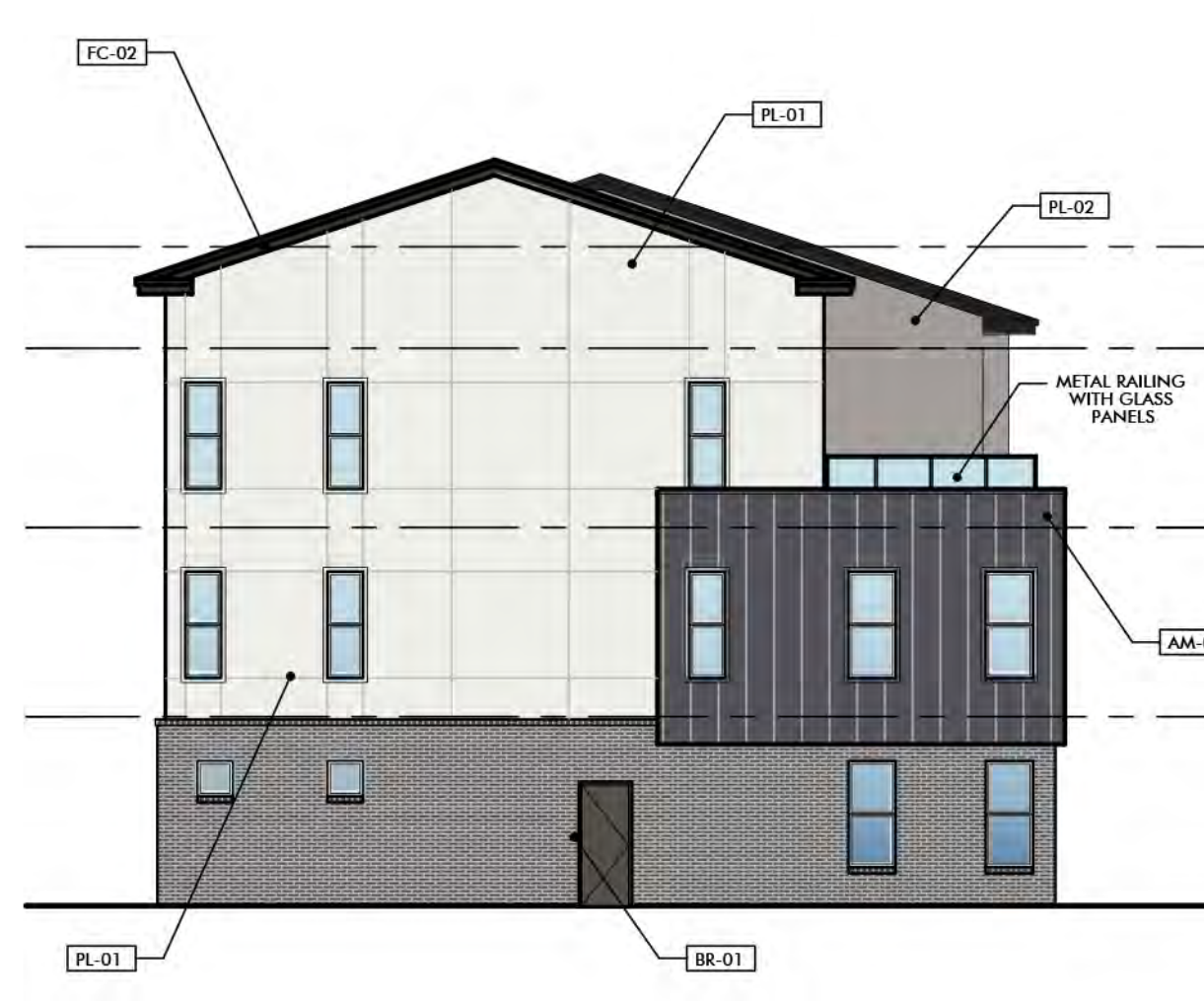


**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,291sf

GLAZING:	546sf	16.6%
BRICK:	638sf	19.4%
STUCCO:	1,447sf	44%
METAL:	559sf	17%
FIBER CEMENT:	99sf	3%



**NORTH ELEVATION (SPRING VALLEY ROAD)**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**WEST ELEVATION (VITRUVIAN WAY)**

SCALE: 3/32" = 1'-0"

**ZONING: PD**

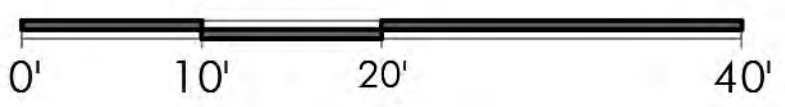
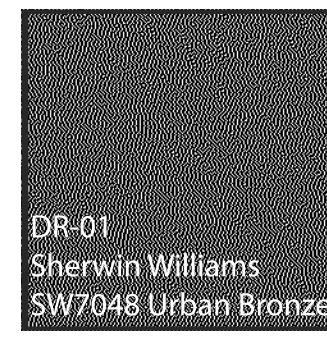
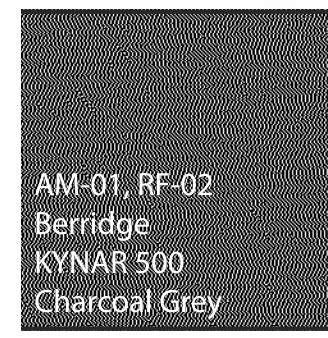
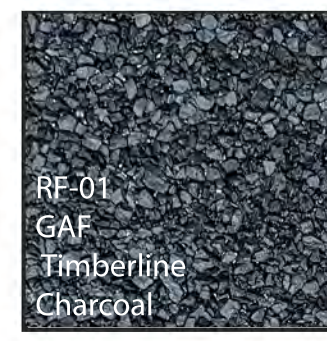
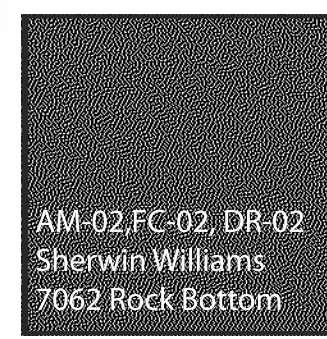
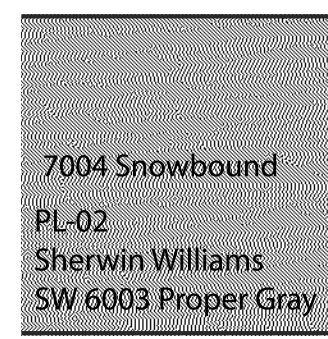
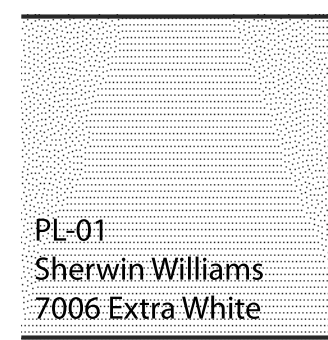
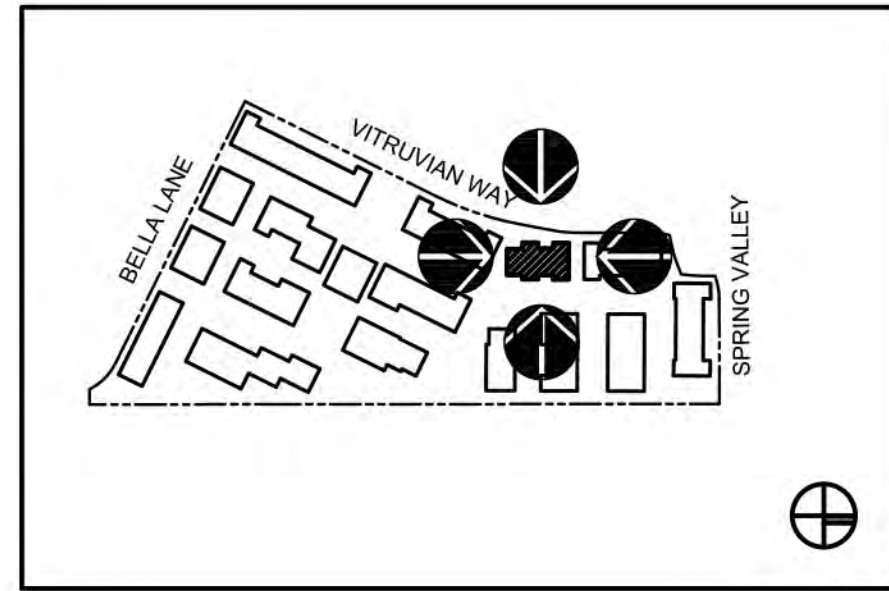
Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,467sf

GLAZING:	658sf	19%
BRICK:	849sf	24.5%
STUCCO:	1,300sf	37.5%
METAL:	173sf	5%
FIBER CEMENT:	485sf	14%



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**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:  
TOTAL SURFACE SF: 1,804sf

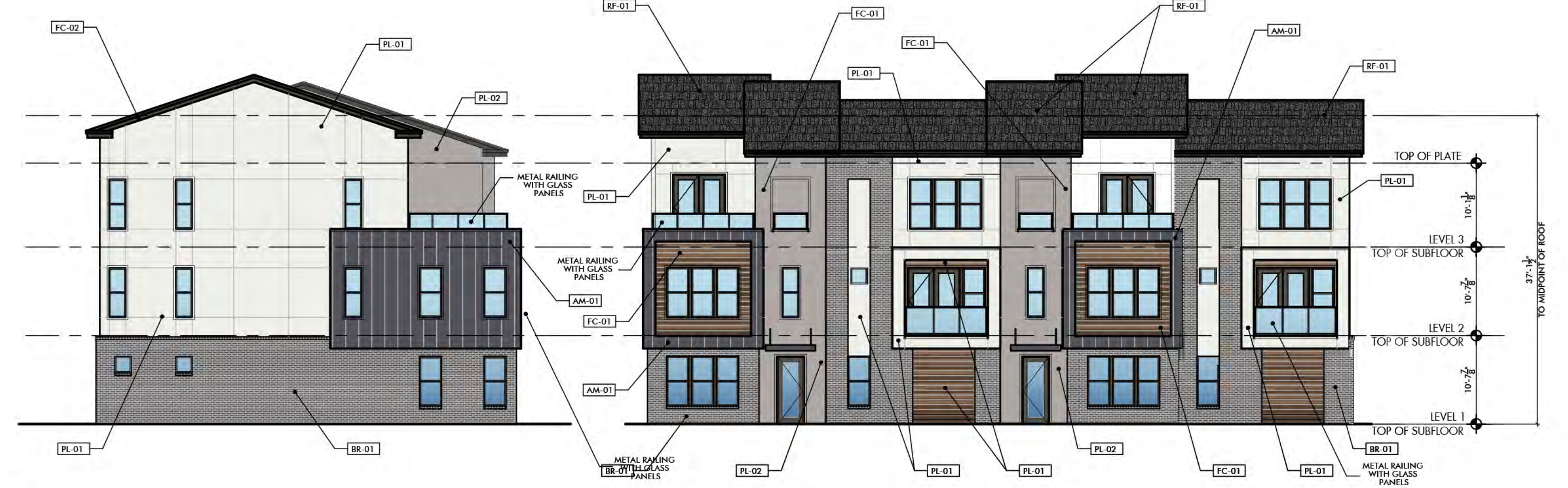
GLAZING:	144sf	8%
BRICK:	486sf	26.9%
STUCCO:	1101sf	61%
METAL:	88sf	4.9%
FIBER CEMENT:	0sf	0%

**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:  
TOTAL SURFACE SF: 2,658sf

GLAZING:	452sf	17%
BRICK:	452sf	17%
STUCCO:	1,222sf	46%
METAL:	452sf	17%
FIBER CEMENT:	80sf	3%



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:  
TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

**WEST ELEVATION (VITRUVIAN WAY)**

SCALE: 3/32" = 1'-0"

ZONING: PD	
Addison, TX	
Town Project # 1839-Z	
Block 217	
VP 217 5.112 acres	

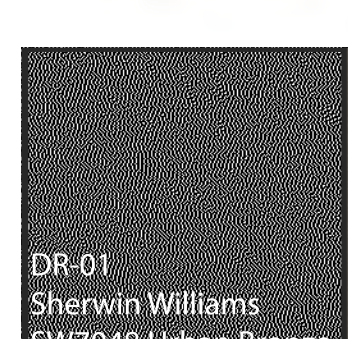
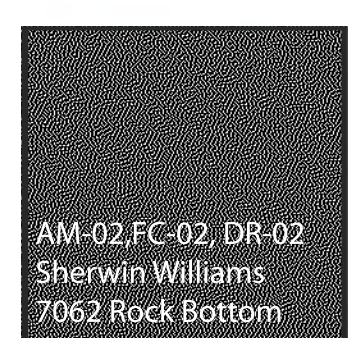
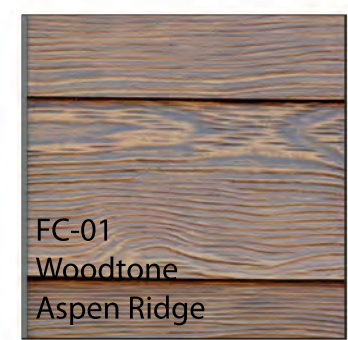
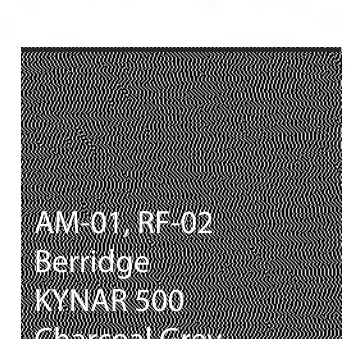
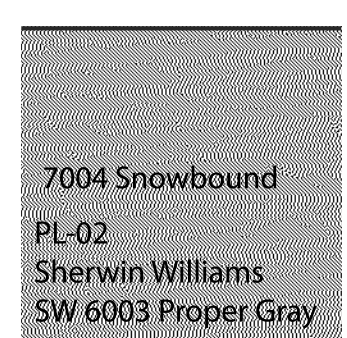
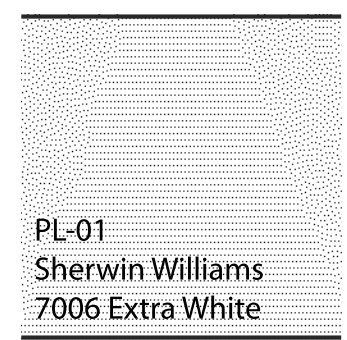
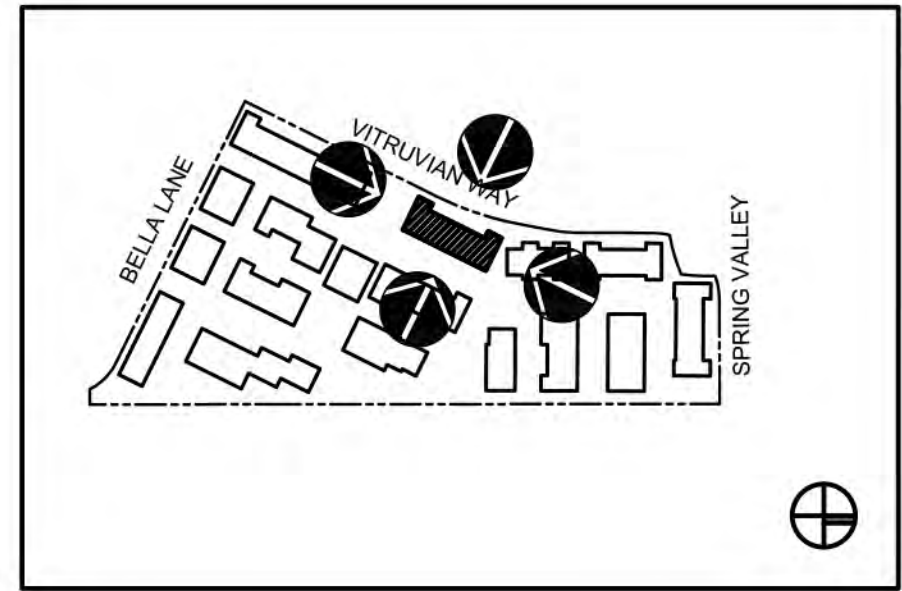
  

MATERIAL CALCULATIONS:  
TOTAL SURFACE SF: 2,778sf

GLAZING:	528sf	19%
BRICK:	611sf	22%
STUCCO:	1083sf	39%
METAL:	164sf	5.9%
FIBER CEMENT:	392sf	14.1%



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**SOUTH ELEVATION (MAIN ENTRY)**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 4,165sf

GLAZING:	518sf	12.4%
BRICK:	486sf	11.7%
STUCCO:	2,456sf	59%
METAL:	726sf	17.4%
FIBER CEMENT:	52sf	1.2%



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

**WEST ELEVATION (VITRUVIAN WAY)**

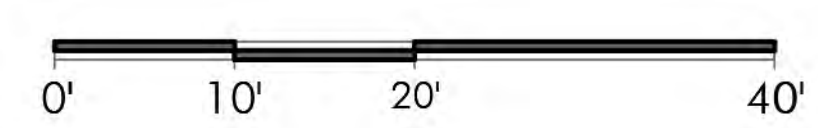
SCALE: 3/32" = 1'-0"

**ZONING: PD**

Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

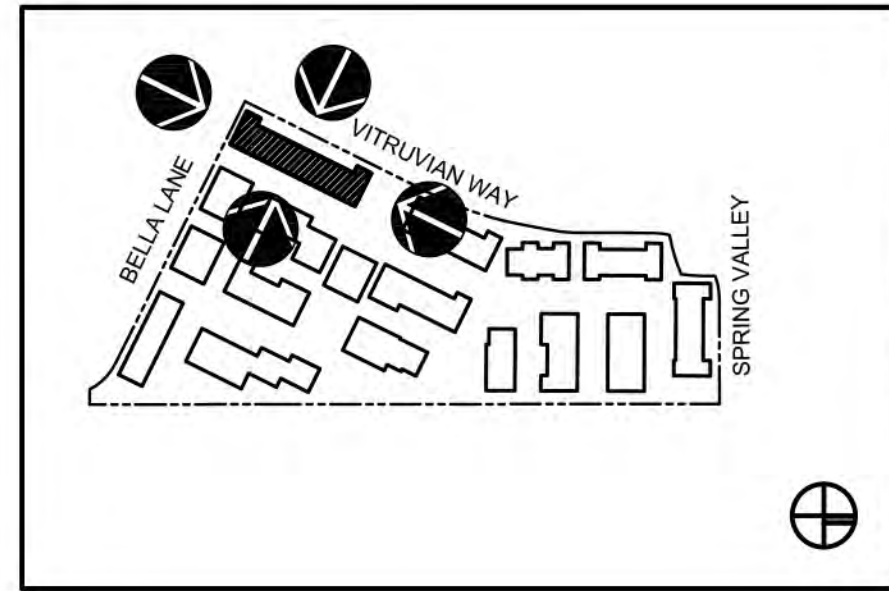
**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 4,256sf

GLAZING:	766sf	18%
BRICK:	1,375sf	32.3%
STUCCO:	1,420sf	33.4%
METAL:	128sf	3%
FIBER CEMENT:	553sf	13%





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**SOUTH ELEVATION (BELLA LANE)**  
 SCALE: 3/32" = 1'-0"

**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 4,165sf

GLAZING:	518sf	12.4%
BRICK:	486sf	11.7%
STUCCO:	2,456sf	59%
METAL:	726sf	17.4%
FIBER CEMENT:	52sf	1.2%



**NORTH ELEVATION (MAIN ENTRY)**  
 SCALE: 3/32" = 1'-0"

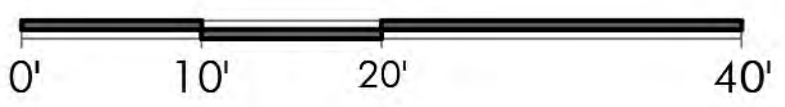
**WEST ELEVATION (VITRUVIAN WAY)**  
 SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 4,256sf

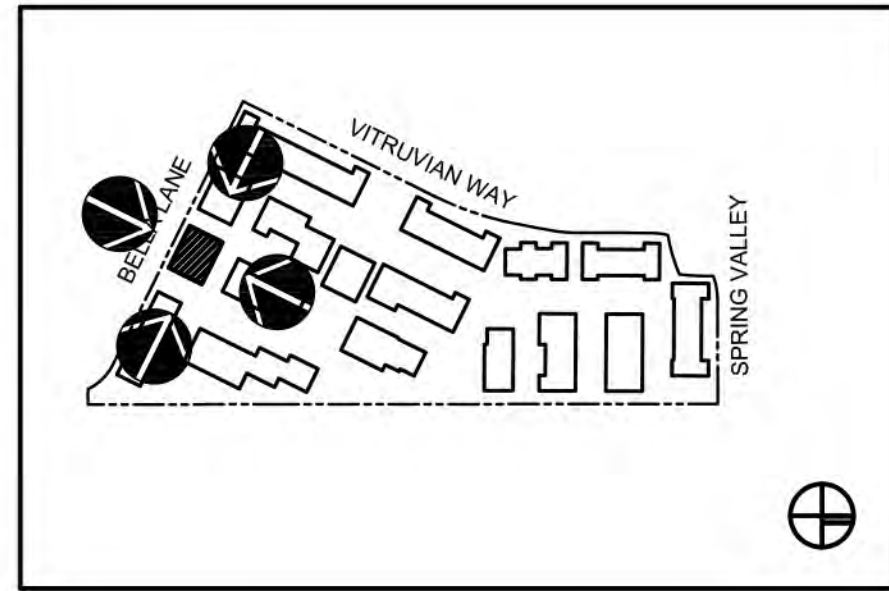
GLAZING:	766sf	18%
BRICK:	1,375sf	32.3%
STUCCO:	1,420sf	33.4%
METAL:	128sf	3%
FIBER CEMENT:	553sf	13%

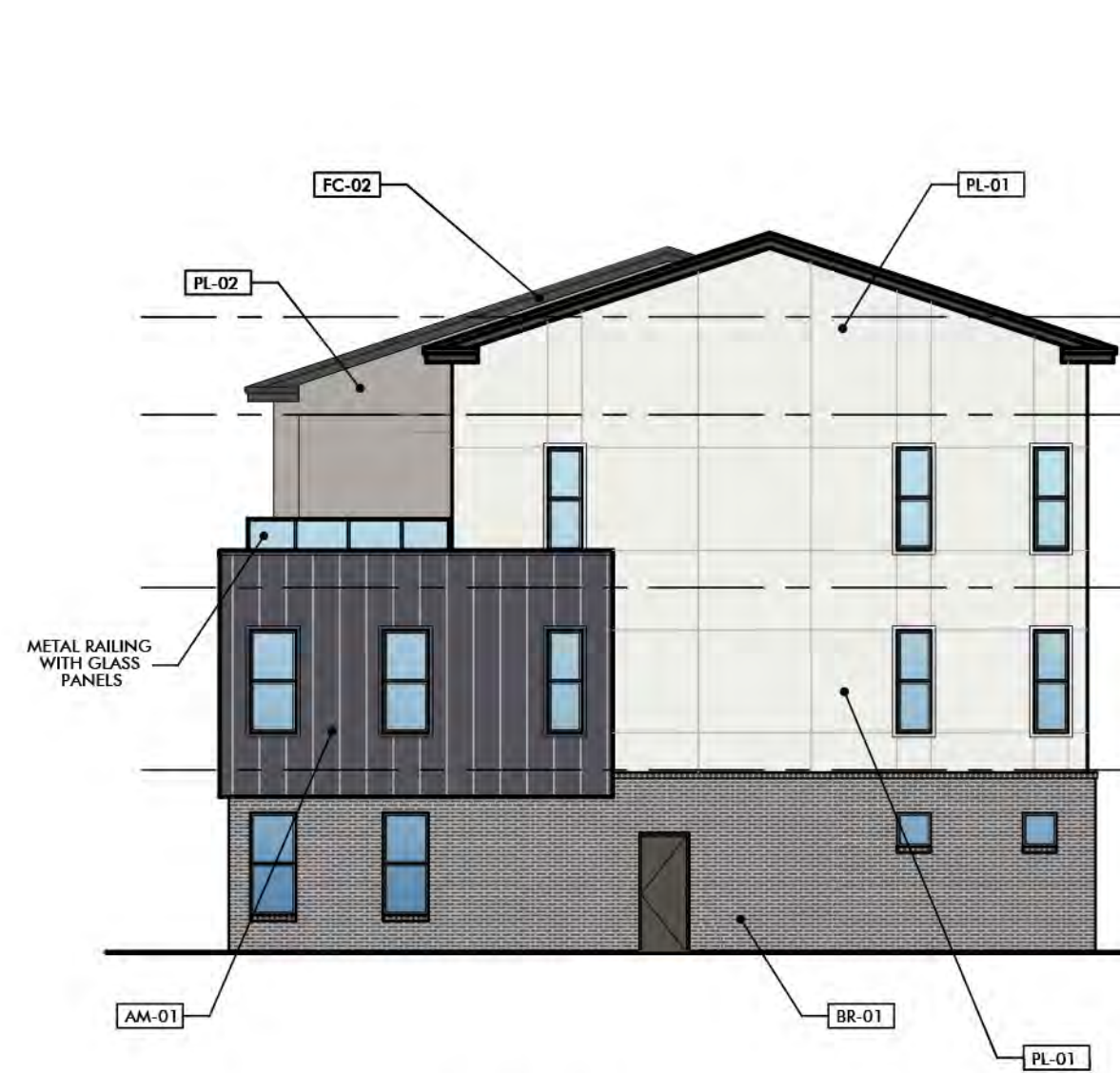
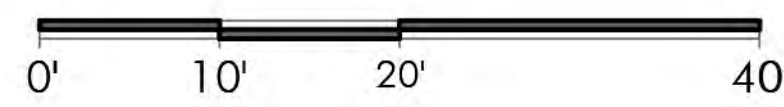


<b>ZONING: PD</b>	
Addison, TX	
Town Project # 1839-Z	
Block 217	
VP 217 5.112 acres	



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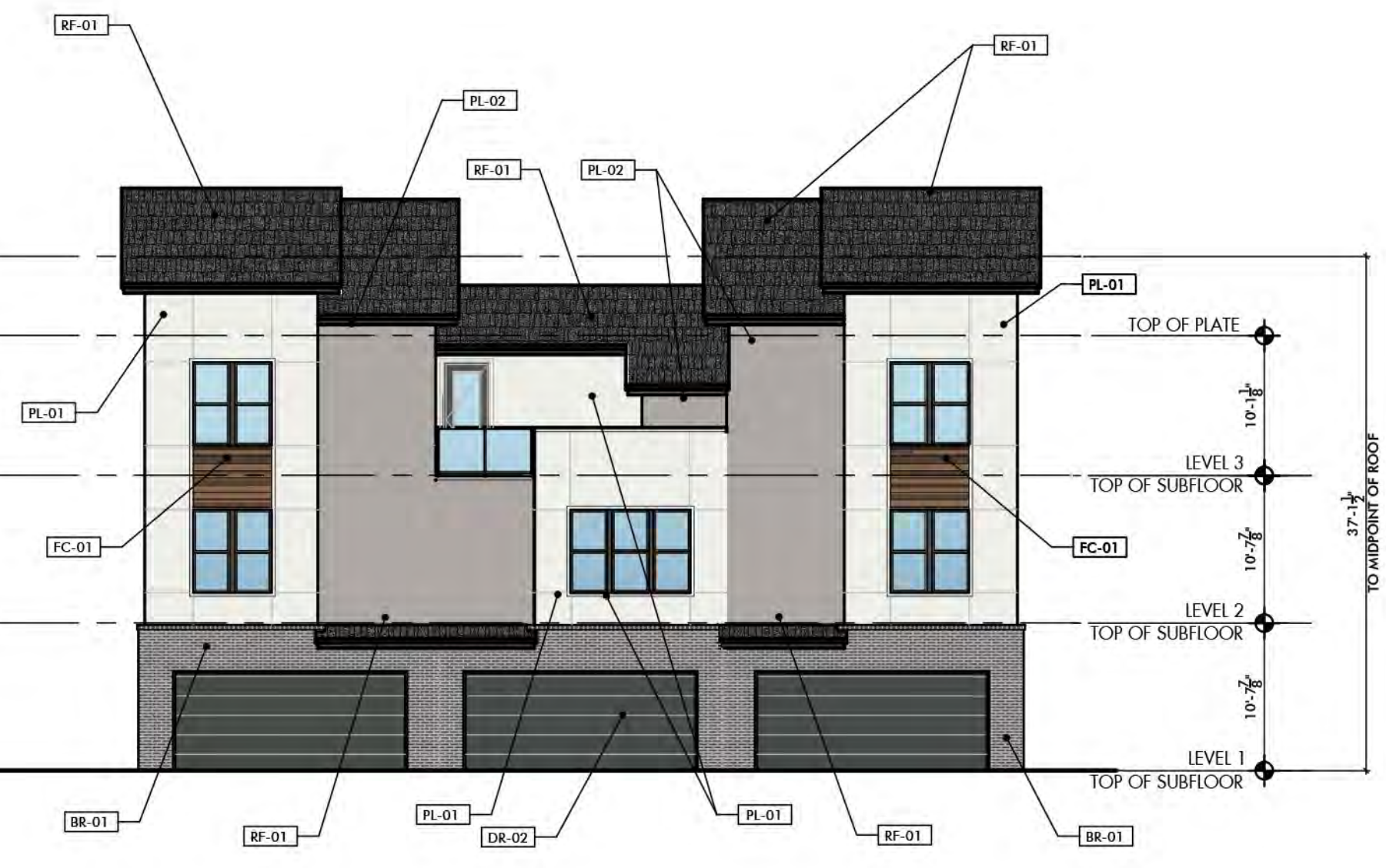



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

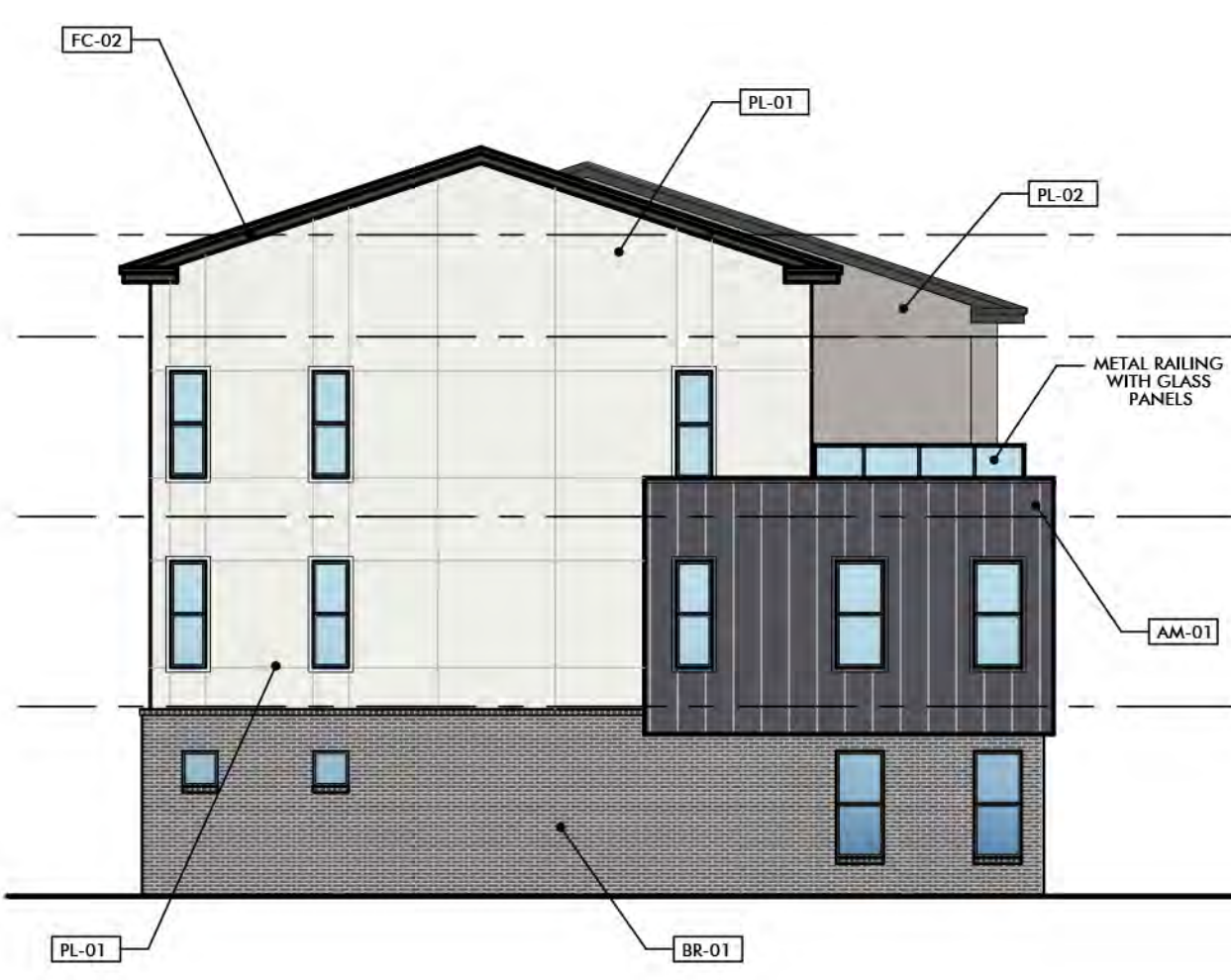


**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,986sf

GLAZING:	351sf	17.7%
BRICK:	265sf	13.3%
STUCCO:	993sf	50%
METAL:	343sf	17.3%
FIBER CEMENT:	50sf	2.5%



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**SOUTH ELEVATION (BELLA LANE)**

SCALE: 3/32" = 1'-0"

**ZONING: PD**

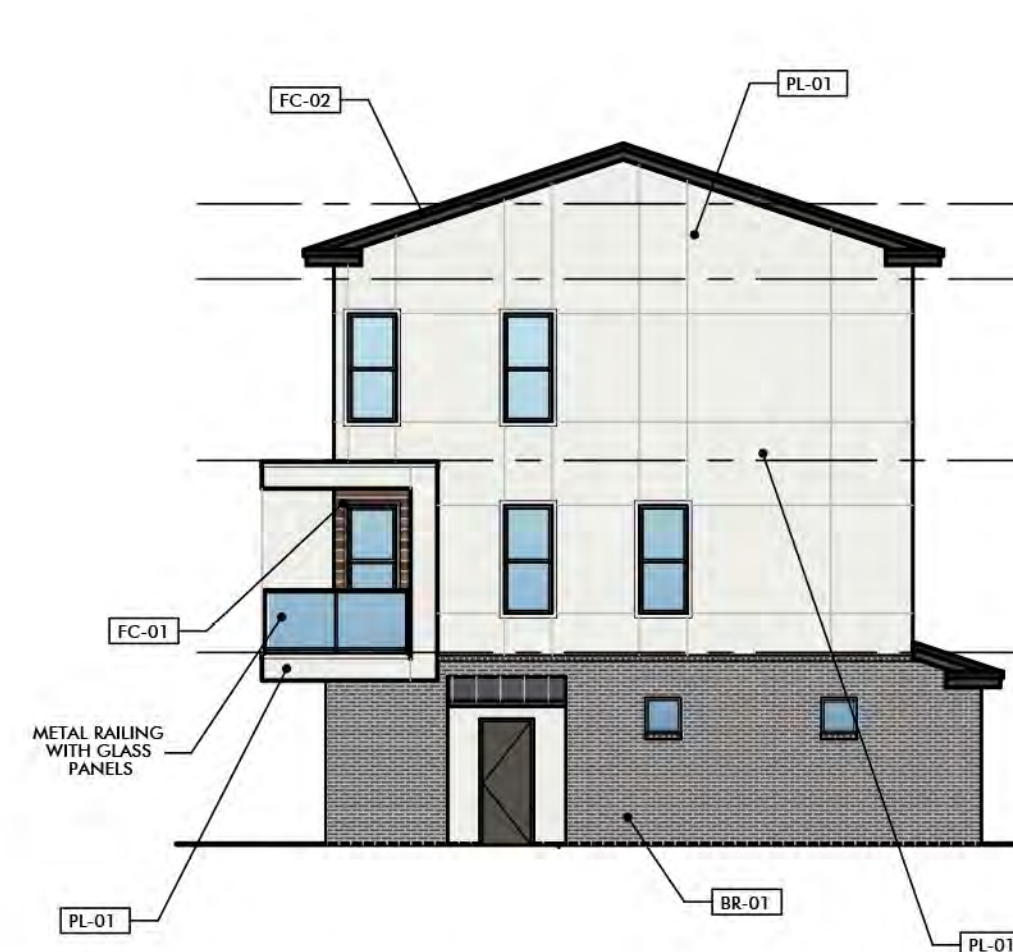
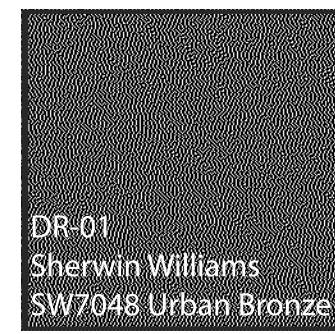
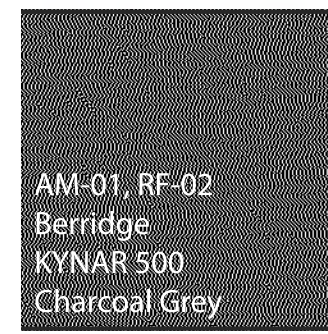
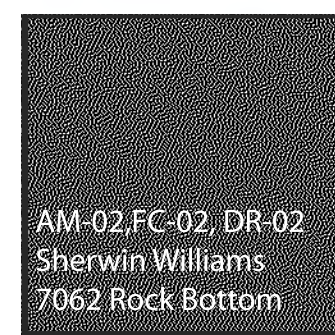
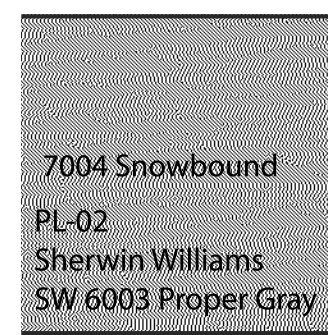
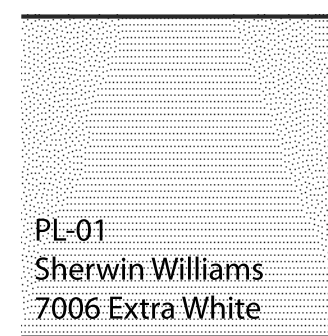
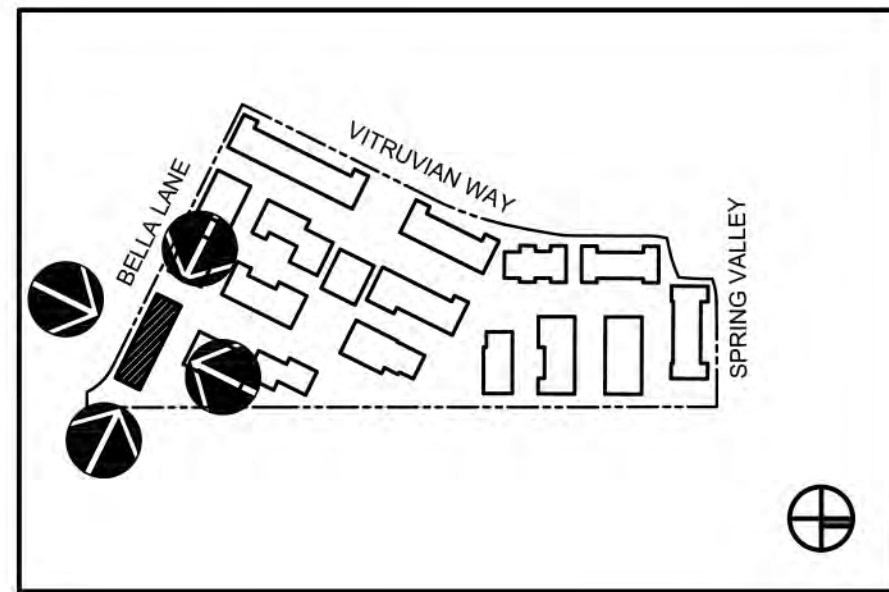
Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,891sf

GLAZING:	439sf	23.2%
BRICK:	330sf	17.5%
STUCCO:	791sf	41.8%
METAL:	168sf	8.9%
FIBER CEMENT:	171sf	9%



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**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

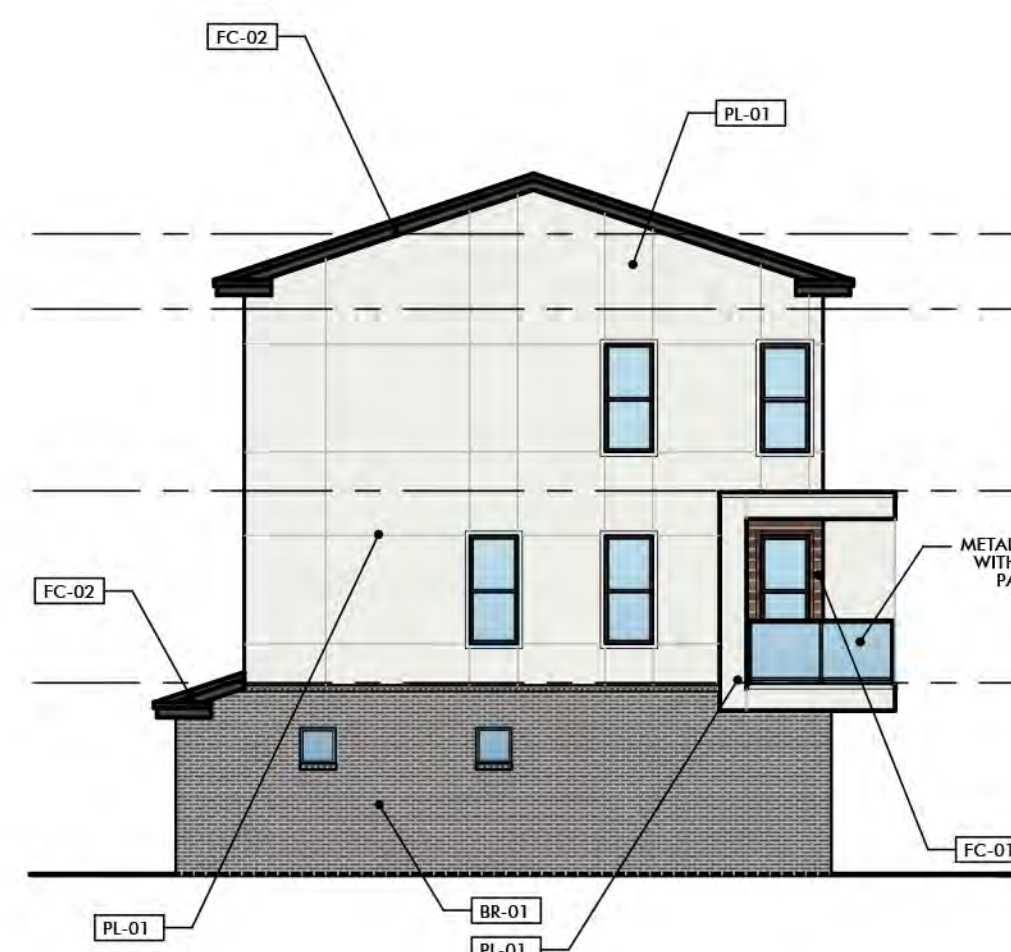
MATERIAL CALCULATIONS:			
TOTAL SURFACE SF: 1,296sf			
GLAZING:	88sf		6.8%
BRICK:	406sf		31.3%
STUCCO:	733sf		56.6%
METAL:	0sf		0%
FIBER CEMENT:	63sf		4.9%



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:			
TOTAL SURFACE SF: 3,810sf			
GLAZING:	533sf		14%
BRICK:	953sf		25%
STUCCO:	1,505sf		39.5%
METAL:	724sf		19%
FIBER CEMENT:	95sf		2.5%



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:			
TOTAL SURFACE SF: 1,296sf			
GLAZING:	88sf		6.8%
BRICK:	406sf		31.3%
STUCCO:	733sf		56.6%
METAL:	0sf		0%
FIBER CEMENT:	63sf		4.9%

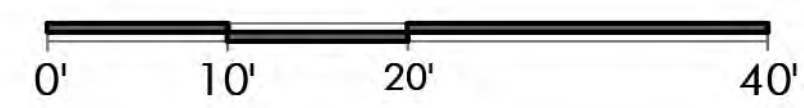


**SOUTH ELEVATION (BELLA LANE)**

SCALE: 3/32" = 1'-0"

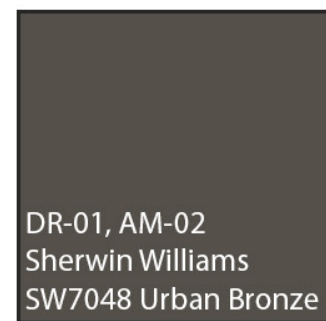
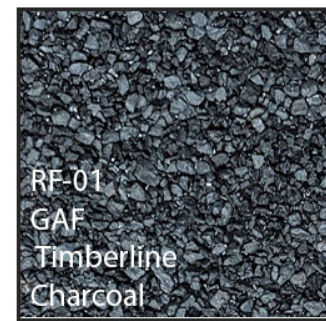
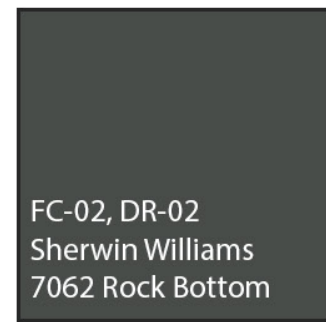
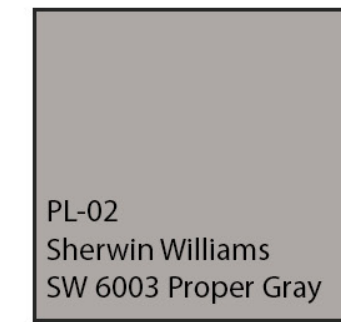
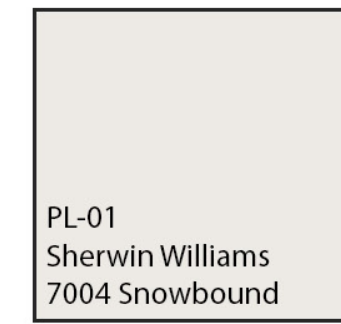
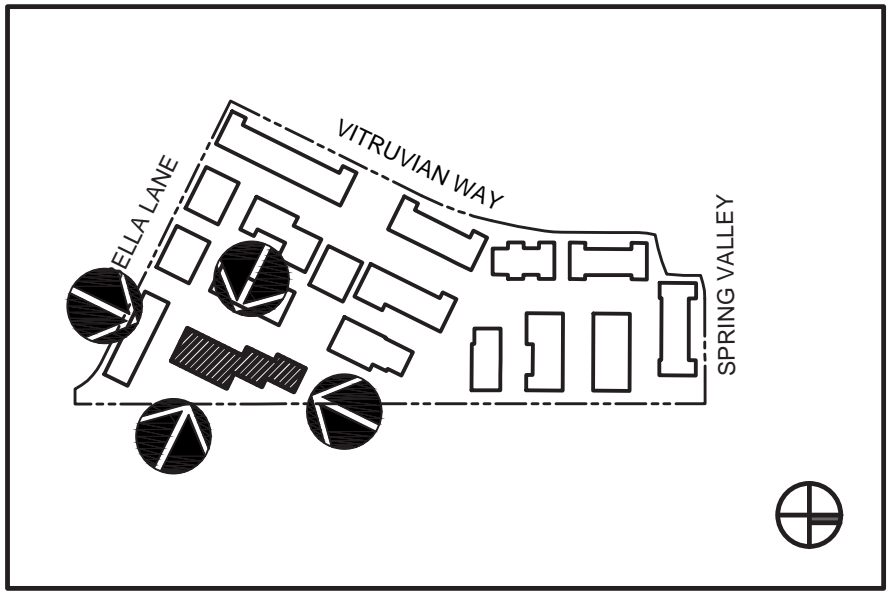
ZONING:	PD
Addition, TX	
Town Project #	1839-Z
Block	217
VP 217	5.112 acres

MATERIAL CALCULATIONS:			
TOTAL SURFACE SF: 4,088sf			
GLAZING:	690sf		16.9%
BRICK:	1,418sf		34.7%
STUCCO:	1,250sf		30.6%
METAL:	0sf		0%
FIBER CEMENT:	714sf		17.5%





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**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,783sf

GLAZING:	84sf	4.7%
BRICK:	498sf	27.9%
STUCCO:	1,209sf	67.8%
METAL:	0sf	0%
FIBER CEMENT:	0sf	0%

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 5,410sf

GLAZING:	838sf	15.5%
BRICK:	811sf	15%
STUCCO:	2,759sf	51%
METAL:	86.5sf	1.6%
FIBER CEMENT:	135sf	2.5%



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**EAST ELEVATION**

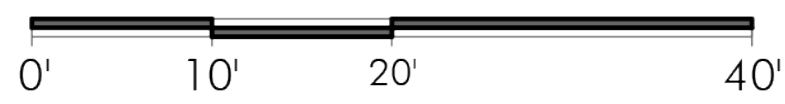
SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 5,581sf

GLAZING:	1,108sf	19.9%
BRICK:	1,826sf	32.8%
STUCCO:	1,900sf	34%
METAL:	172sf	3.1%
FIBER CEMENT:	628sf	11.3%

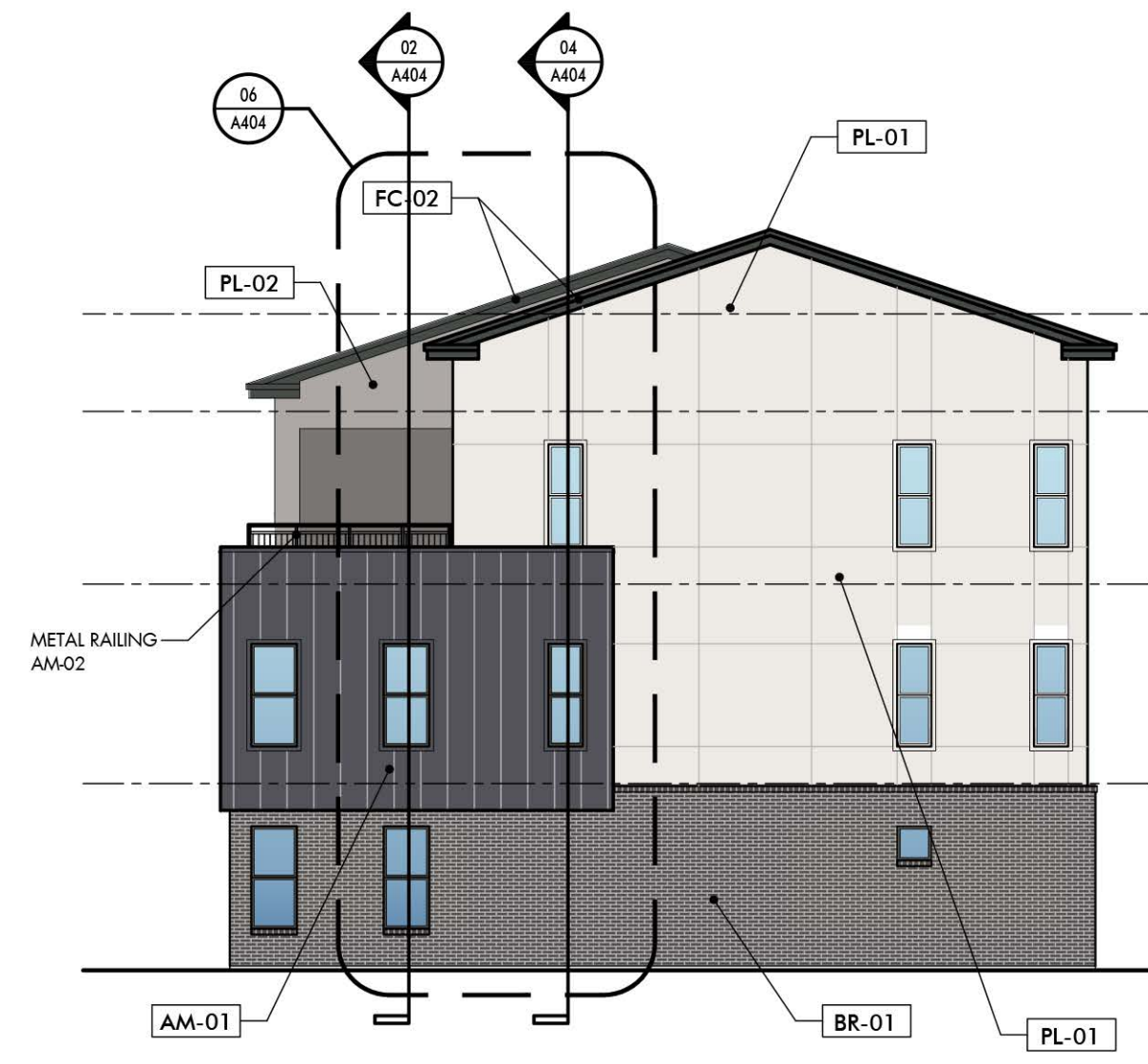
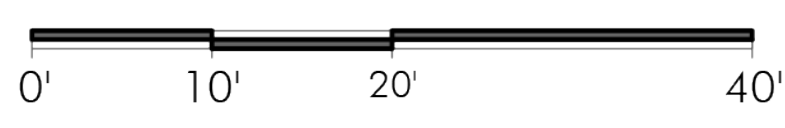
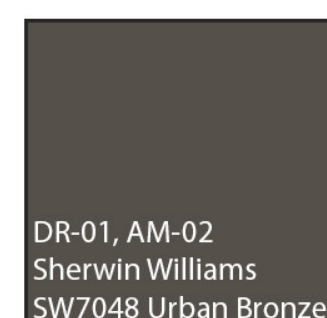
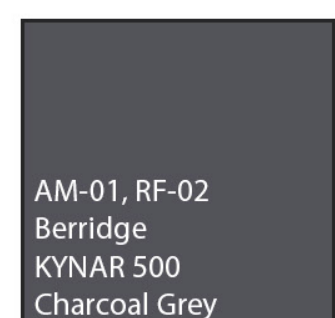
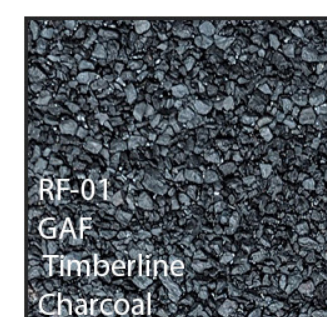
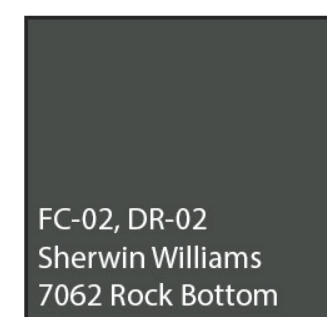
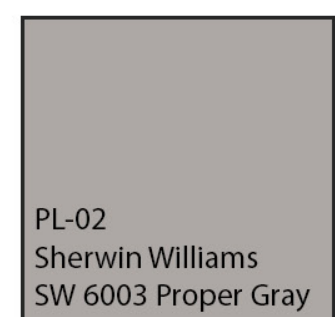
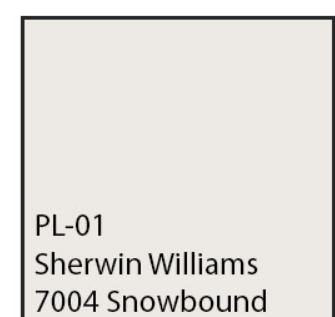
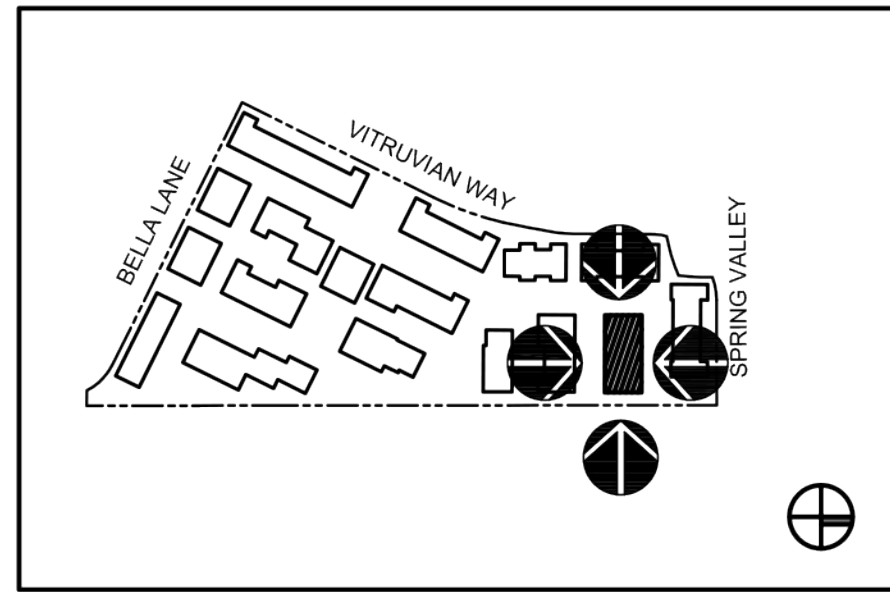


**ZONING: PD**

Addison, TX  
 Town Project # 1839-Z  
 Block 217  
 VP 217 5.112 acres



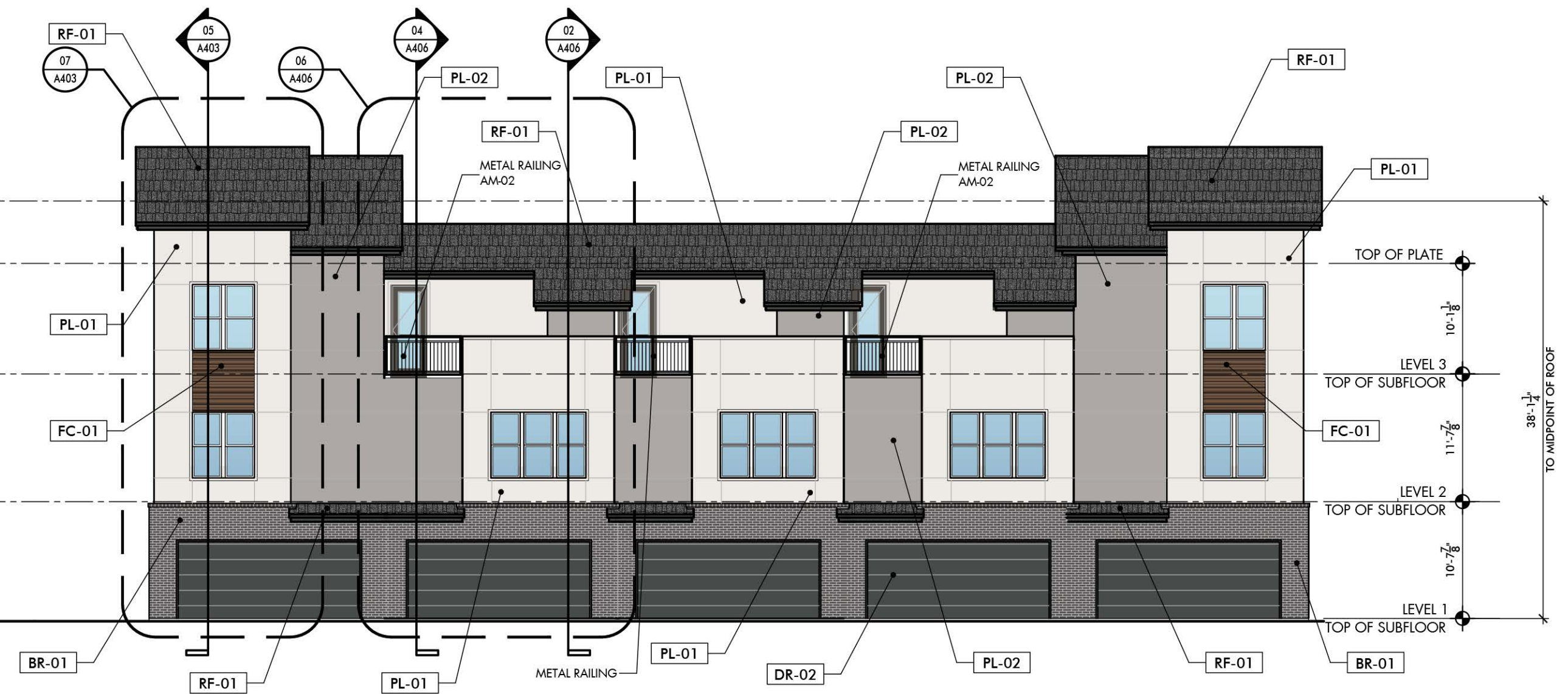
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**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

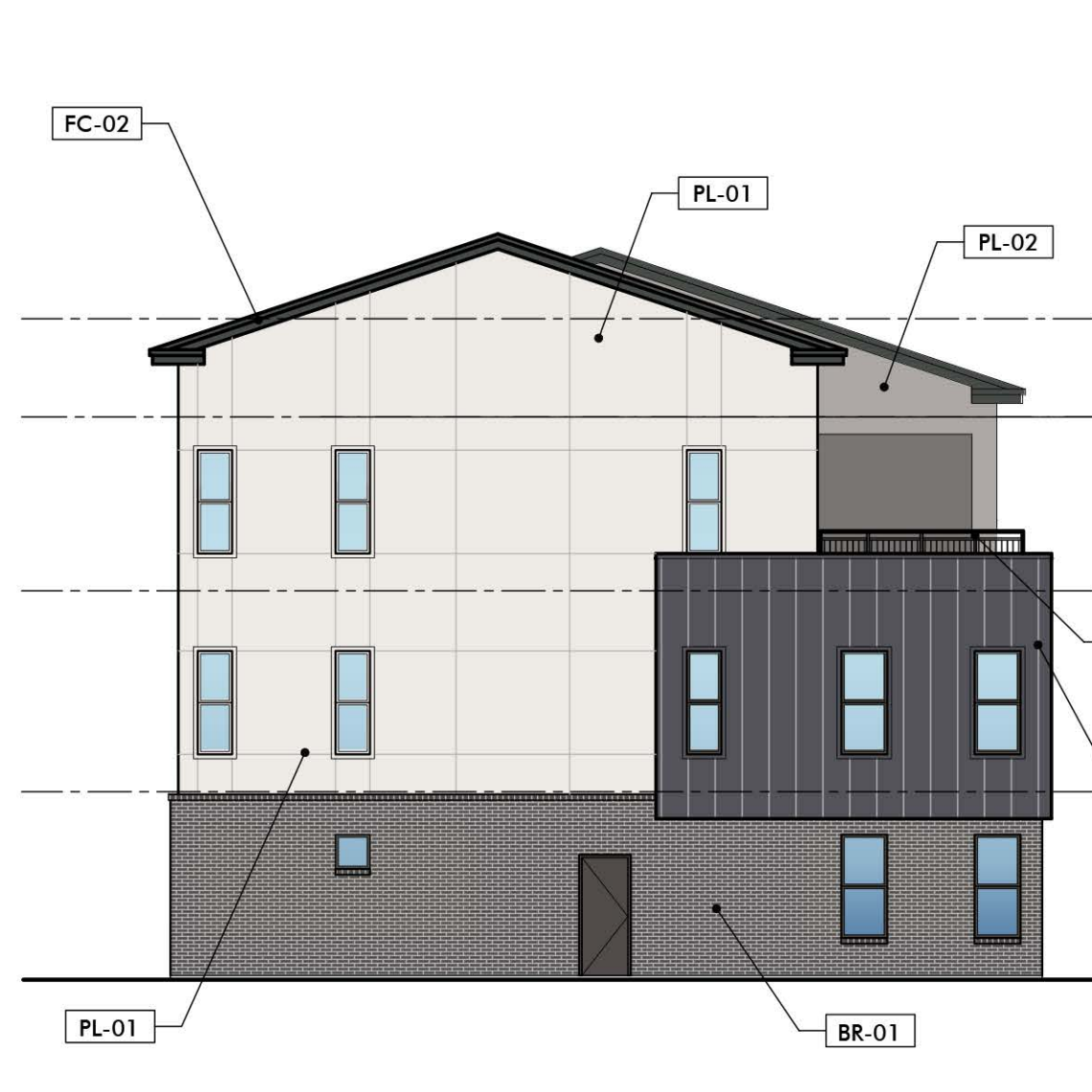
MATERIAL CALCULATIONS:	
TOTAL SURFACE SF: 1,843sf	
GLAZING:	144sf 7.8%
BRICK:	459sf 24.9%
STUCCO:	953sf 51.7%
METAL:	286sf 15.5%
FIBER CEMENT:	0sf 0%



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:	
TOTAL SURFACE SF: 2,812sf	
GLAZING:	251sf 8.9%
BRICK:	460sf 16.4%
STUCCO:	1,541sf 54.8%
METAL:	484sf 17.2%
FIBER CEMENT:	16sf .6%



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:	
TOTAL SURFACE SF: 1,843sf	
GLAZING:	144sf 7.8%
BRICK:	459sf 24.9%
STUCCO:	953sf 51.7%
METAL:	286sf 15.5%
FIBER CEMENT:	0sf 0%



**SOUTH ELEVATION**

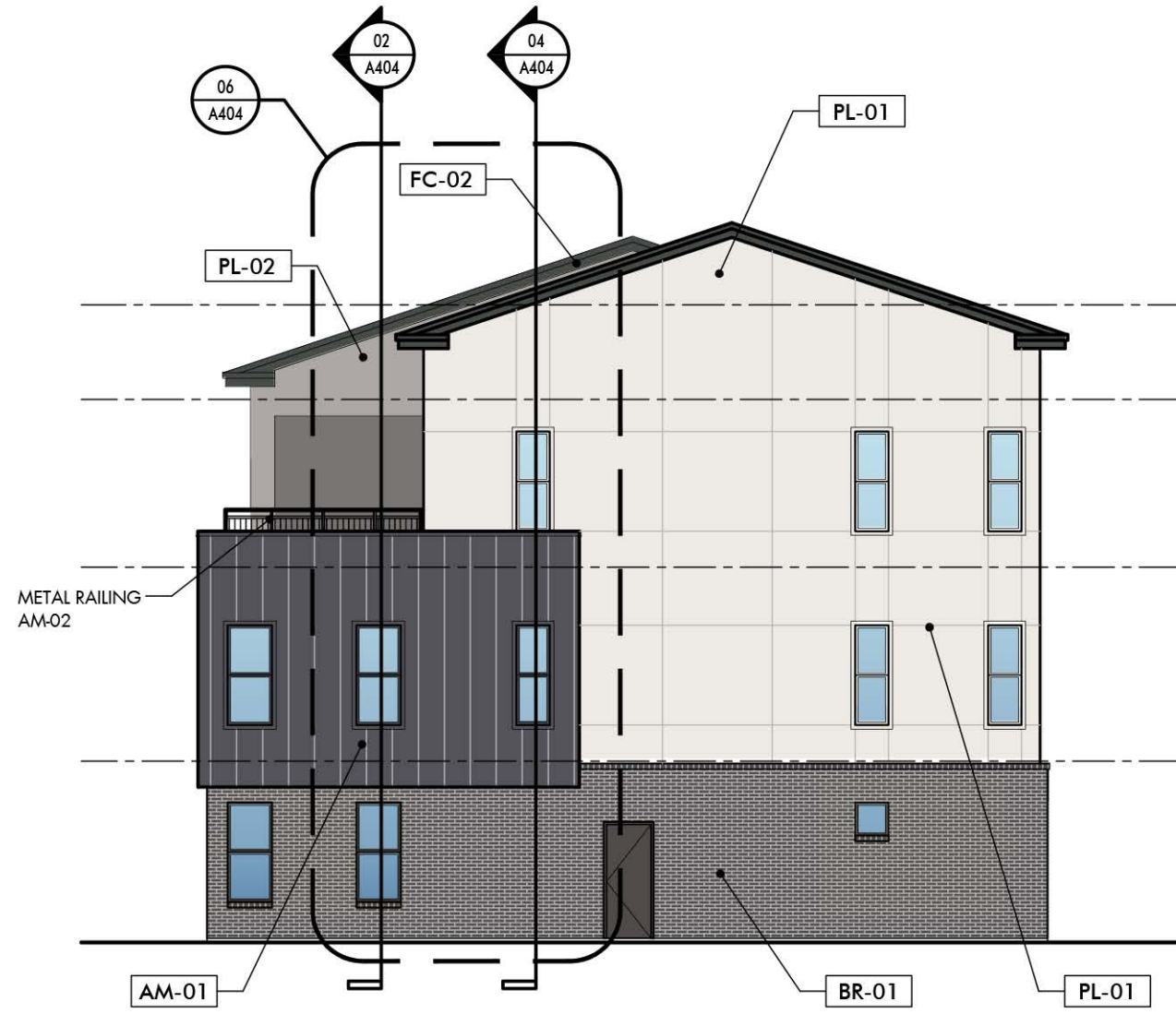
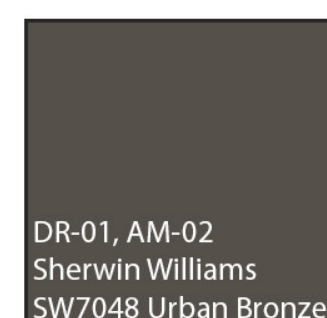
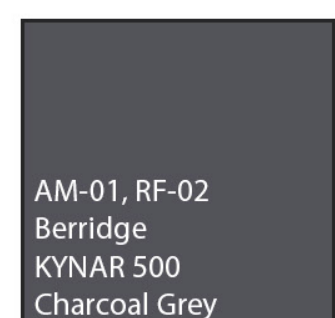
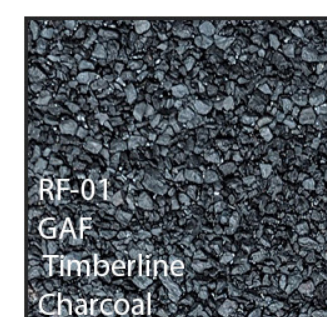
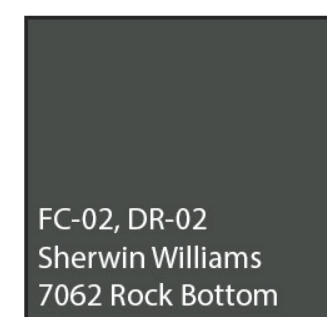
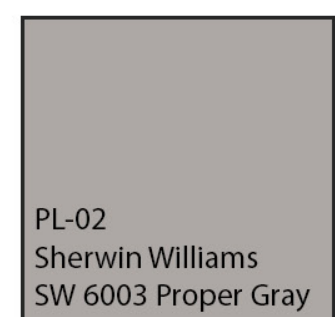
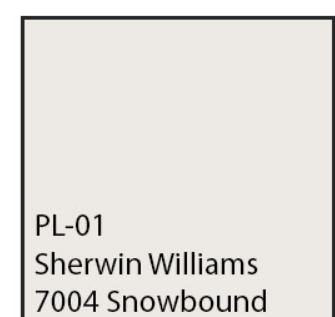
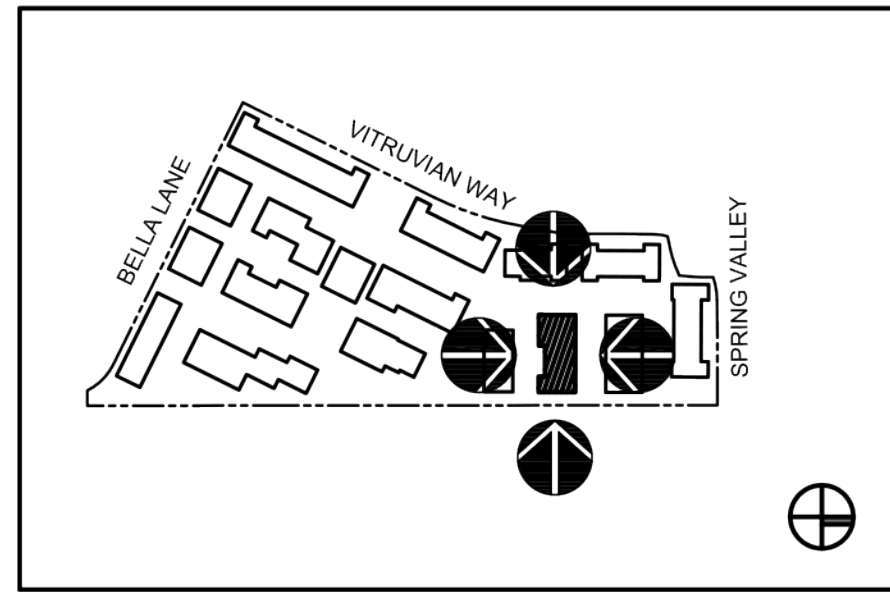
SCALE: 3/32" = 1'-0"

ZONING: PD
Addison, TX
Town Project # 1839-2
Block 217
VP 217 5.112 acres

MATERIAL CALCULATIONS:	
TOTAL SURFACE SF: 2,792sf	
GLAZING:	705sf 25.3%
BRICK:	700sf 25.1%
STUCCO:	1,029sf 36.9%
METAL:	176sf 6.3%
FIBER CEMENT:	198sf 7.1%



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**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,531sf

GLAZING:	560sf	15.9%
BRICK:	416sf	11.8%
STUCCO:	1,850sf	52.4%
METAL:	605sf	17.1%
FIBER CEMENT:	72sf	2%



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**NORTH ELEVATION**

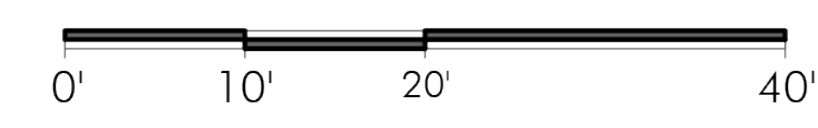
SCALE: 3/32" = 1'-0"

**ZONING: PD**

Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

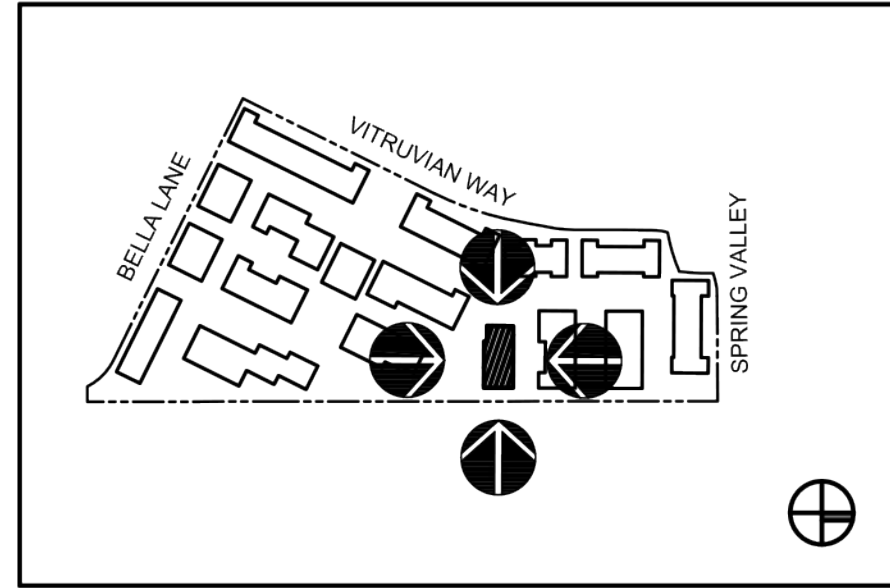
**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,545sf

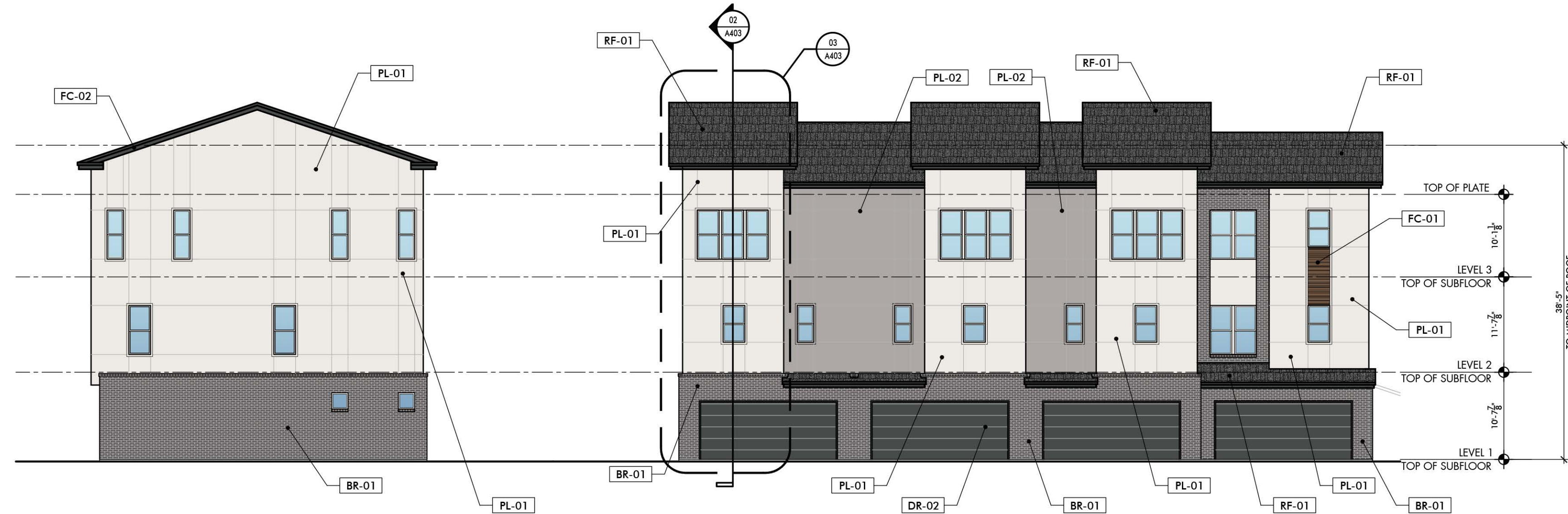
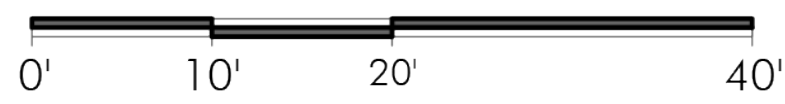
GLAZING:	720sf	20.3%
BRICK:	1,050sf	29.6%
STUCCO:	1,300sf	36.7%
METAL:	168sf	4.7%
FIBER CEMENT:	390sf	11%





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**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,733sf

GLAZING:	64sf	3.7%
BRICK:	486sf	28%
STUCCO:	1,138sf	65.7%
METAL:	0sf	0%
FIBER CEMENT:	43sf	2.5%

**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,236sf

GLAZING:	504sf	15.6%
BRICK:	438sf	13.5%
STUCCO:	1,648sf	50.9%
METAL:	605sf	18.7%
FIBER CEMENT:	52sf	1.6%



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,296sf

GLAZING:	88sf	6.8%
BRICK:	406sf	31.3%
STUCCO:	733sf	56.6%
METAL:	0sf	0%
FIBER CEMENT:	63sf	4.9%

**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**ZONING: PD**

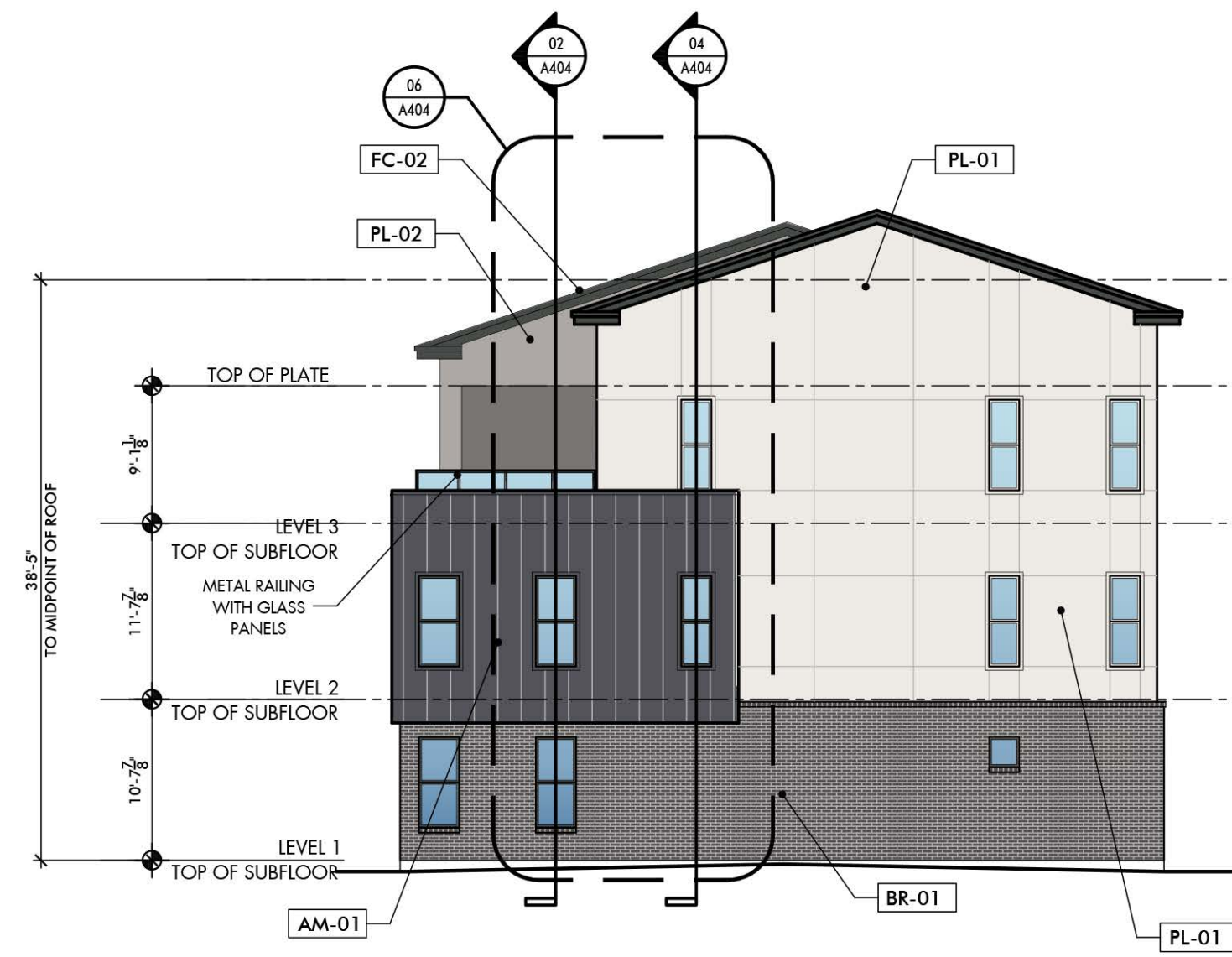
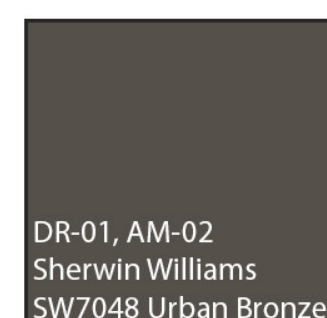
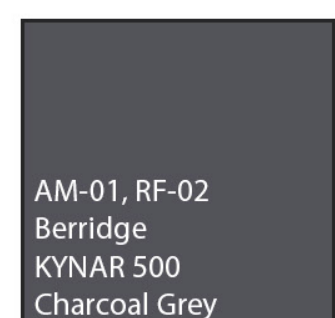
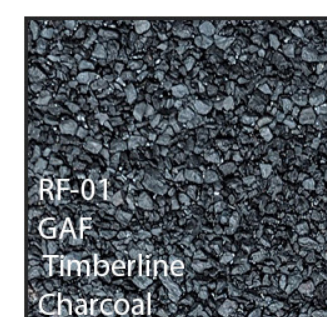
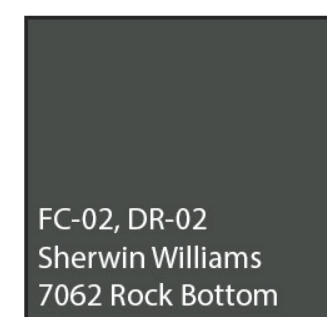
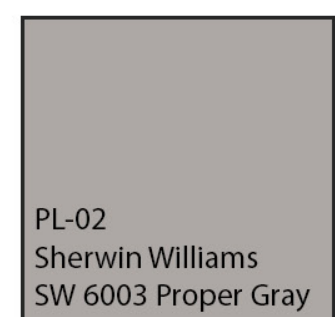
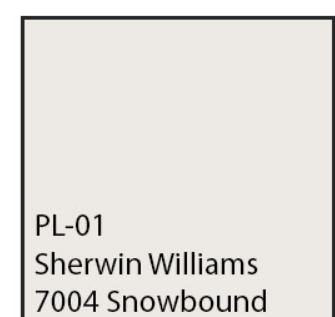
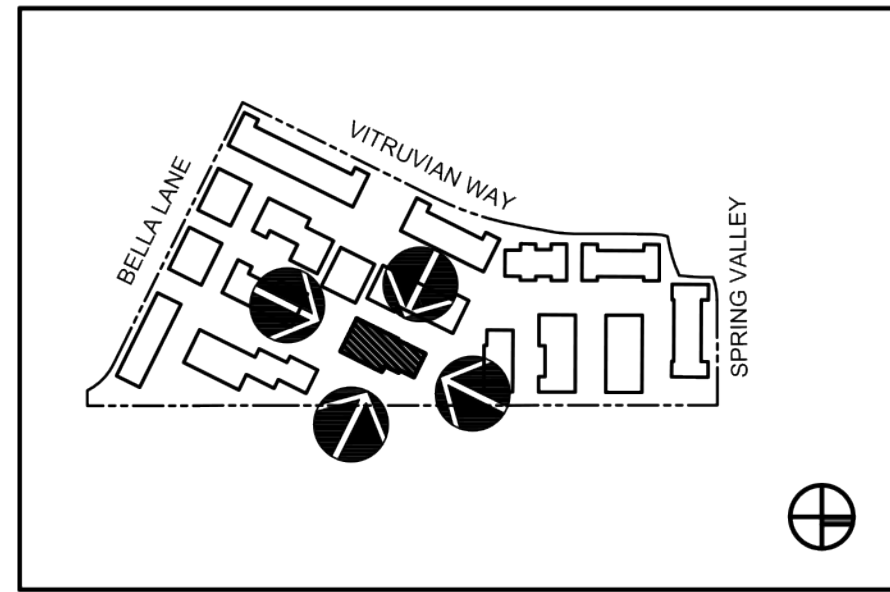
Addison, TX
Town Project # 1839-2
Block 217
VP 217 5.112 acres

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 2,809sf

GLAZING:	514sf	18.3%
BRICK:	1,213sf	43.2%
STUCCO:	606sf	21.6%
METAL:	0sf	0%
FIBER CEMENT:	482sf	17.2%



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**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	1,44sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

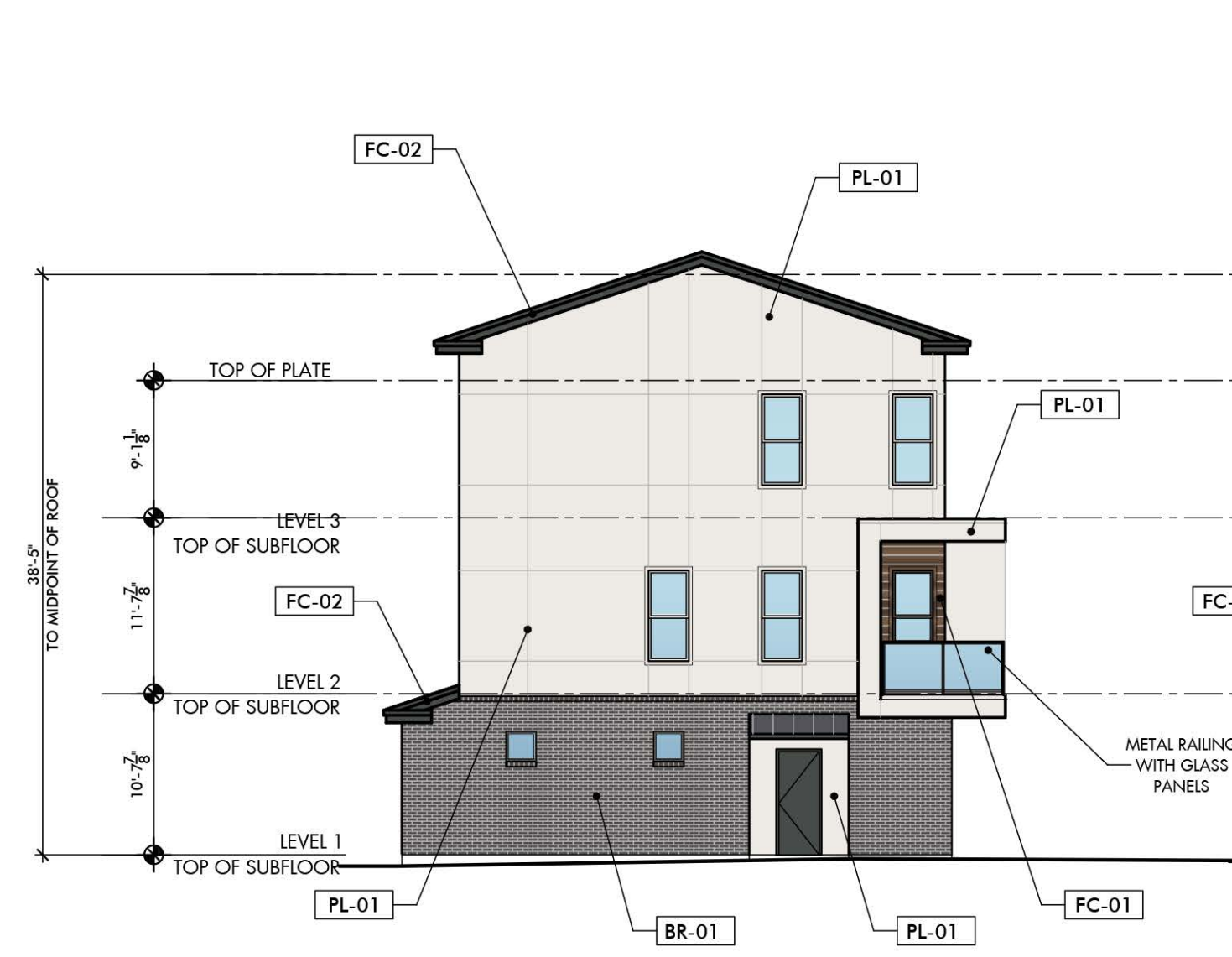


**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,402sf

GLAZING:	570sf	16.8%
BRICK:	471sf	13.8%
STUCCO:	1,682sf	49.4%
METAL:	605sf	17.8%
FIBER CEMENT:	90sf	2.6%



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,296sf

GLAZING:	88sf	6.8%
BRICK:	406sf	31.3%
STUCCO:	733sf	56.6%
METAL:	0sf	0%
FIBER CEMENT:	63sf	4.9%



**WEST ELEVATION**

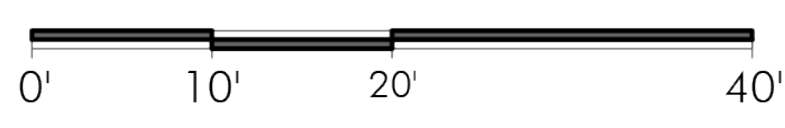
SCALE: 3/32" = 1'-0"

**ZONING: PD**

Addison, TX
Town Project # 1839-2
Block 217
VP 217 5.112 acres

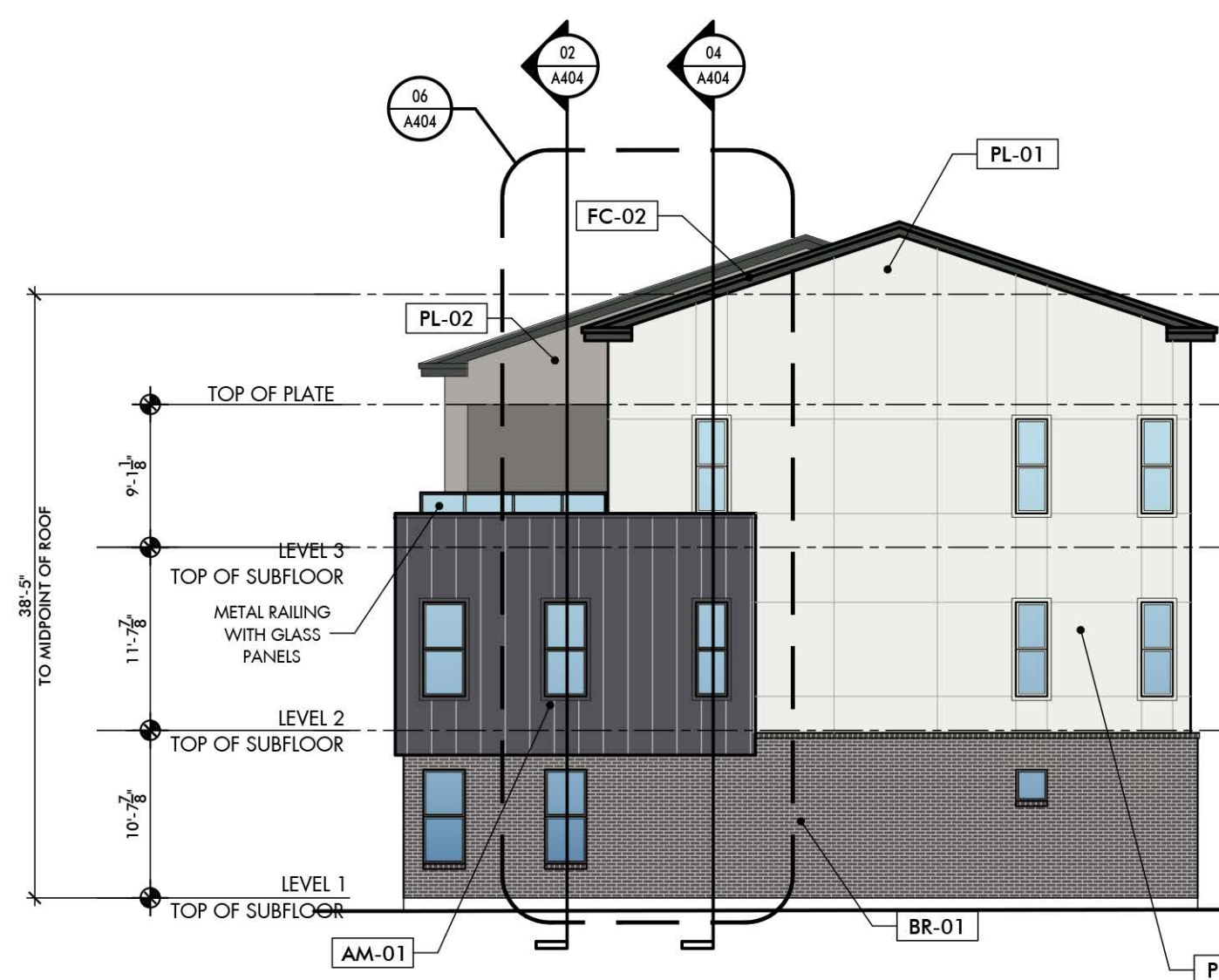
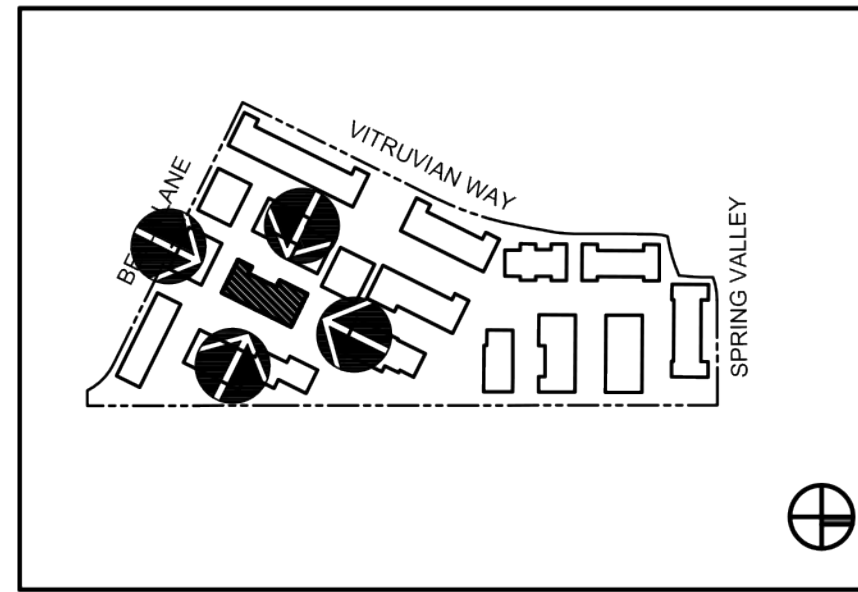
**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,499sf

GLAZING:	718sf	20.5%
BRICK:	1,213sf	34.7%
STUCCO:	1,235sf	35.3%
METAL:	87sf	2.5%
FIBER CEMENT:	230sf	6.6%





**FACADE PLAN NOTES:**  
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 - ALL ROOF 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



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

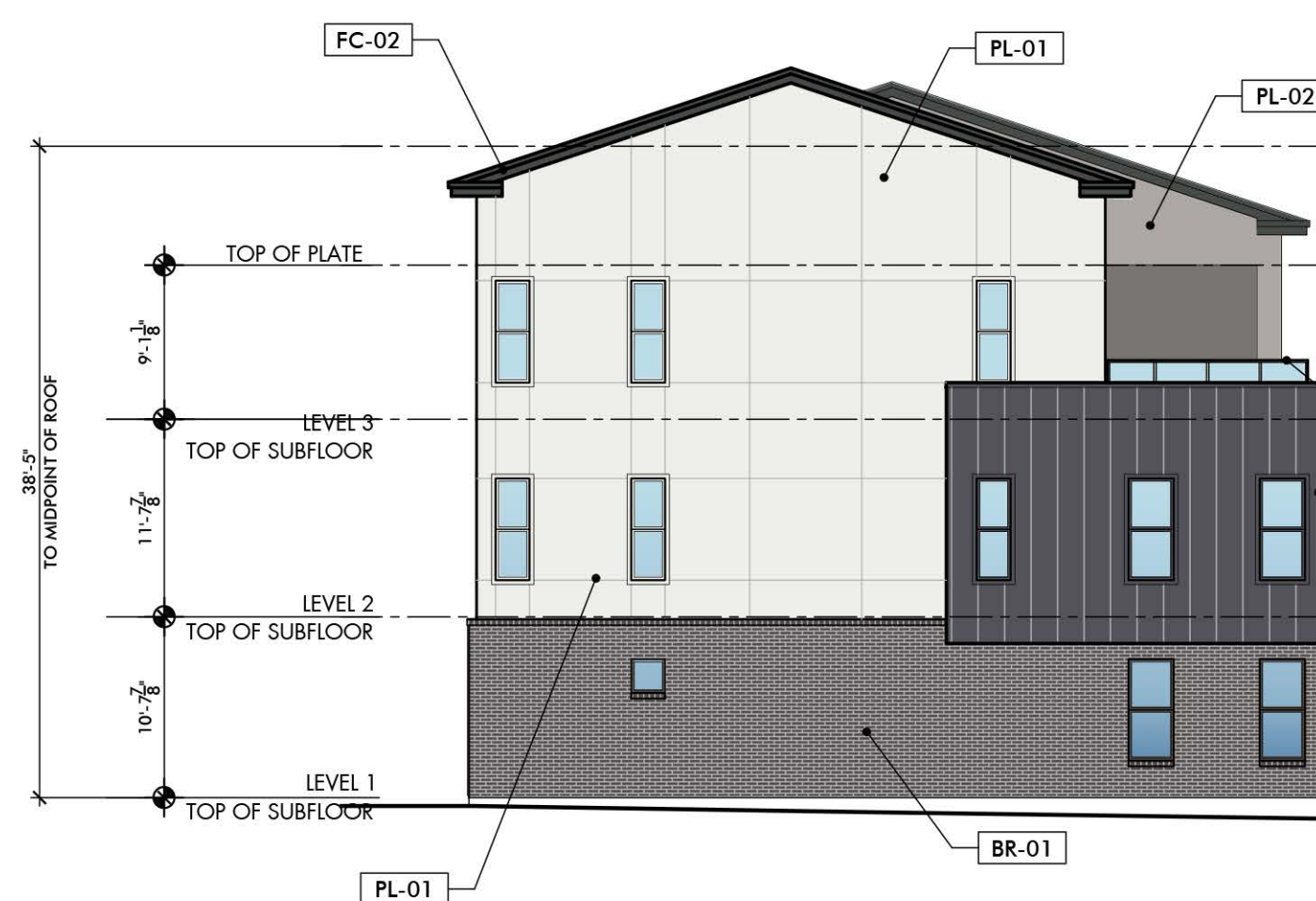
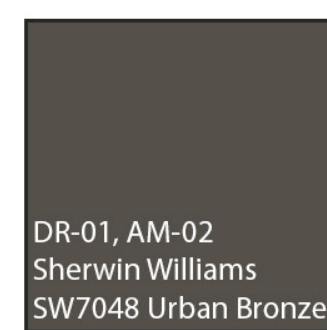
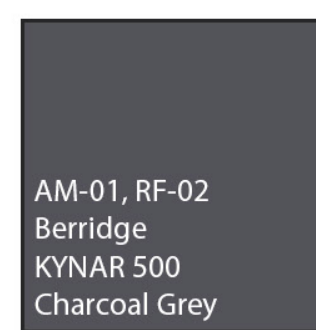
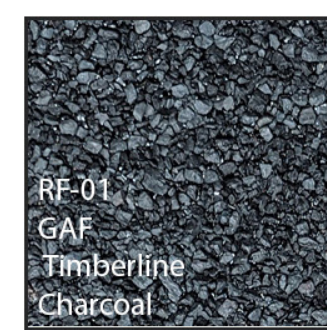
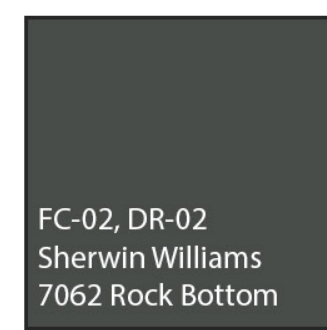
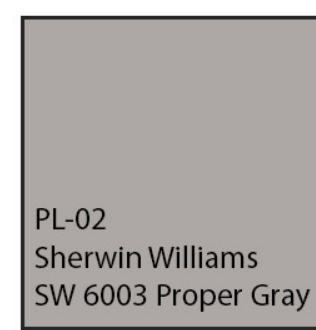
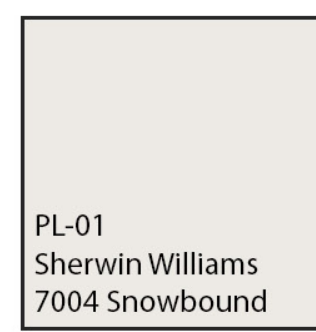


**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,459sf

GLAZING:	550sf	15.9%
BRICK:	420sf	12.1%
STUCCO:	1,896sf	54.8%
METAL:	600sf	17.3%
FIBER CEMENT:	75sf	2.2%



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**WEST ELEVATION**

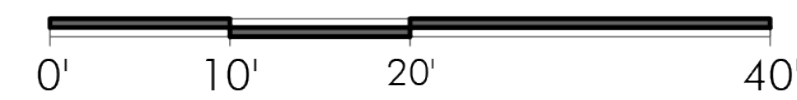
SCALE: 3/32" = 1'-0"

**ZONING: PD**

Addison, TX
Town Project # 1839-2
Block 217
VP 217 5.112 acres

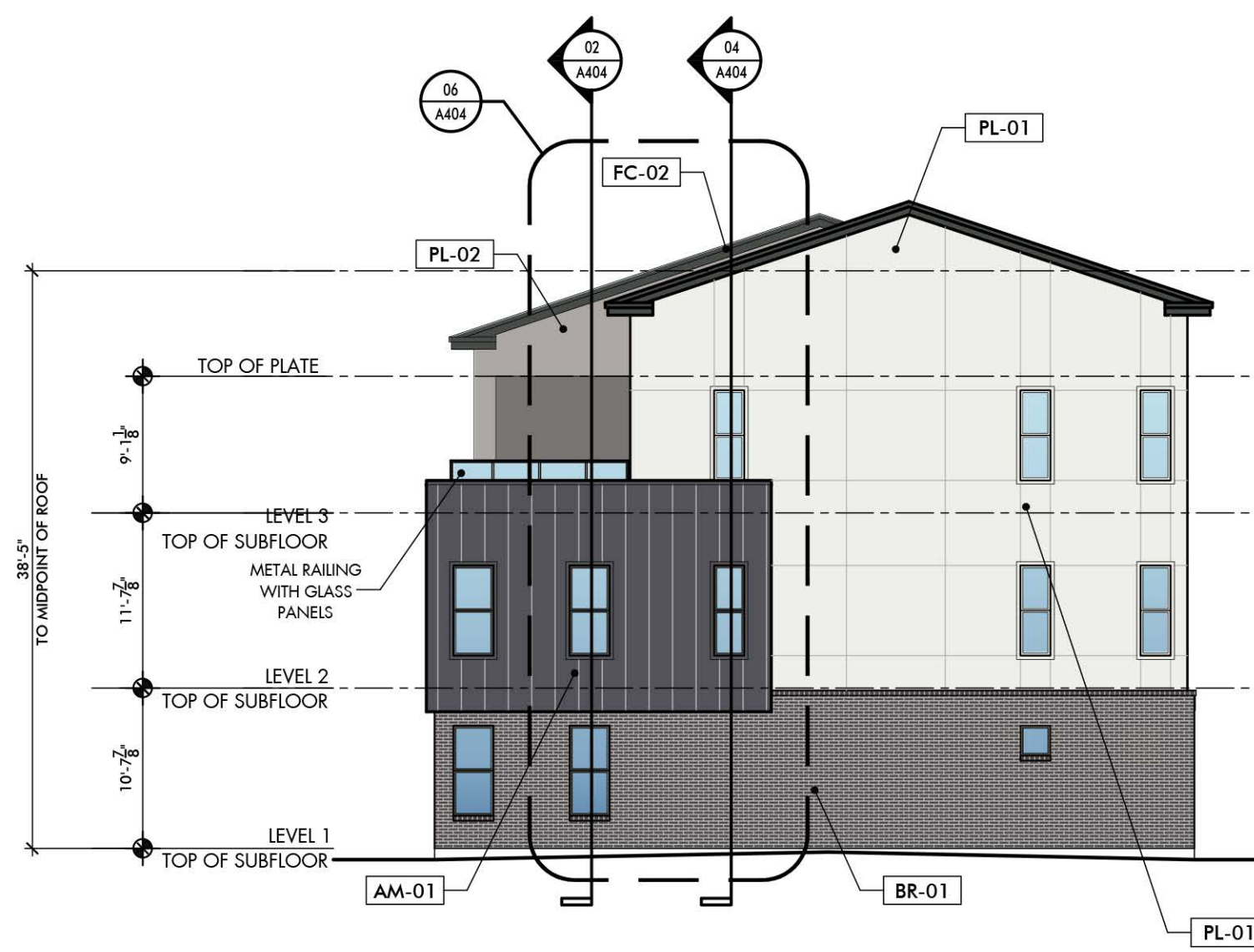
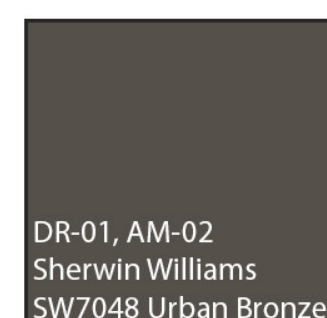
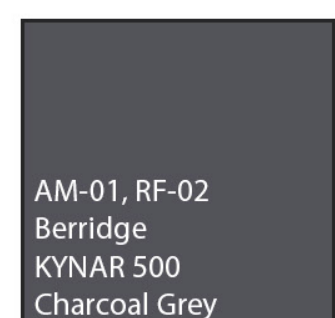
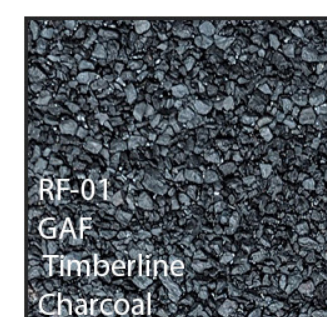
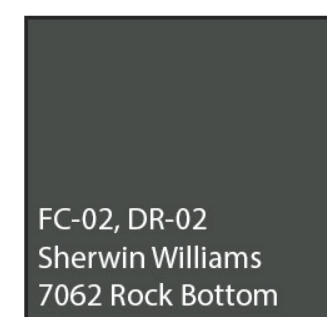
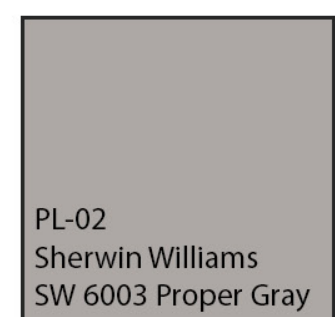
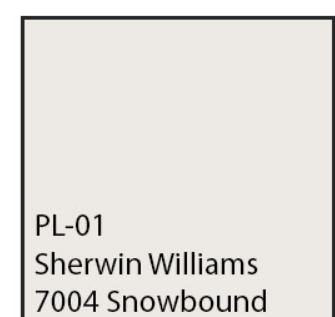
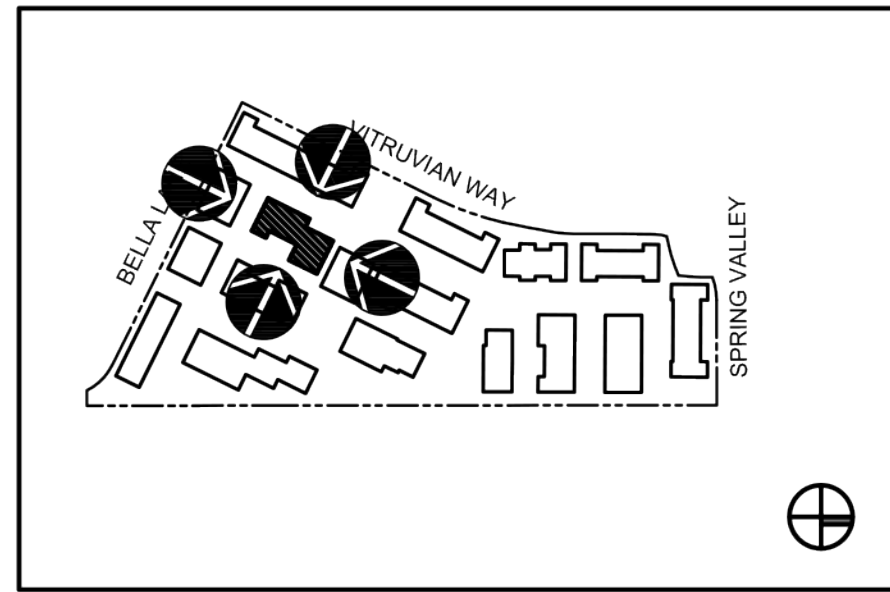
**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 3,542sf

GLAZING:	720sf	20.3%
BRICK:	1,050sf	29.6%
STUCCO:	1,195sf	33.7%
METAL:	160sf	4.5%
FIBER CEMENT:	390sf	11%





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**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

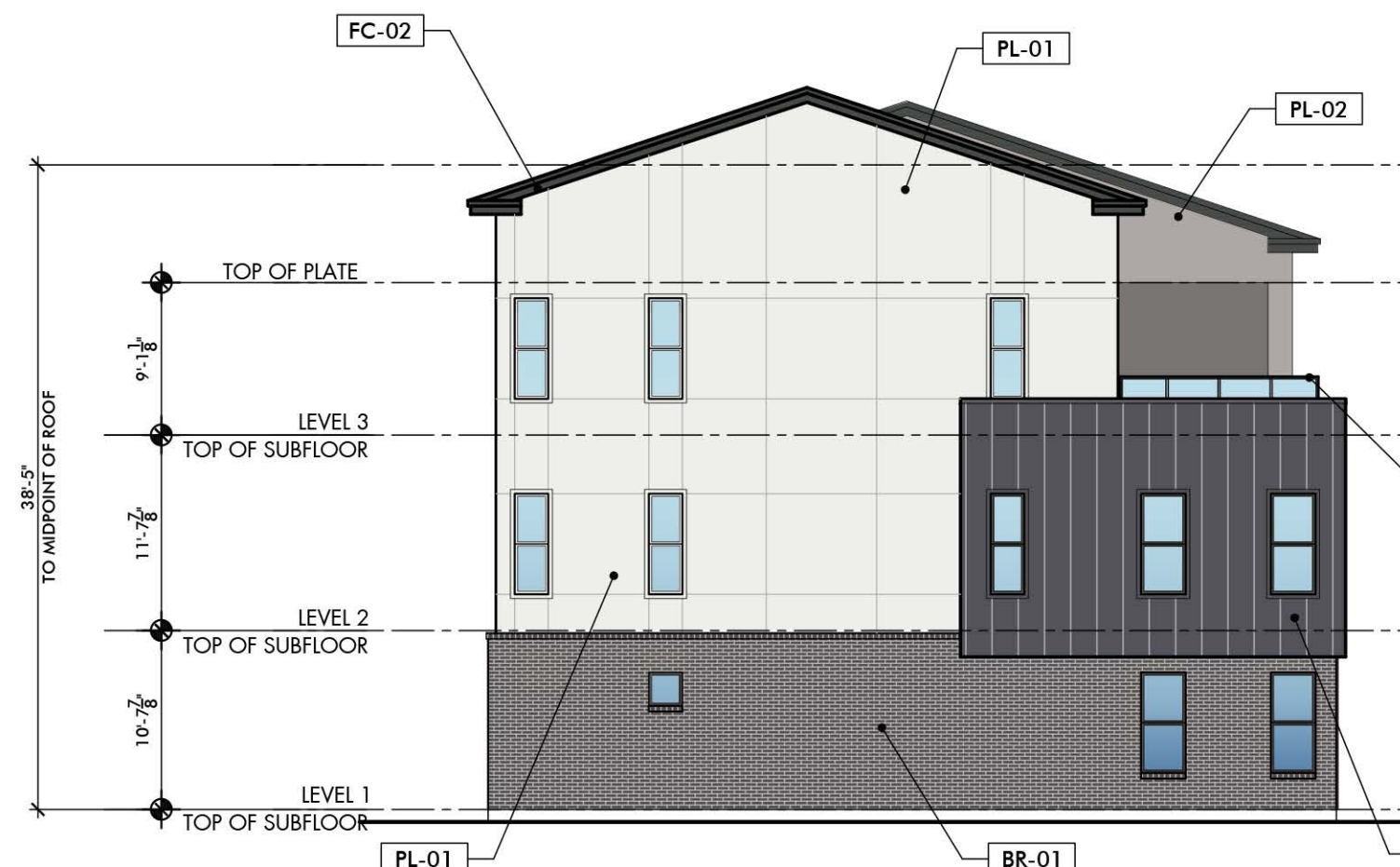
MATERIAL CALCULATIONS:	
TOTAL SURFACE SF:	1,843sf
GLAZING:	144sf 7.8%
BRICK:	459sf 24.9%
STUCCO:	953sf 51.7%
METAL:	286sf 15.5%
FIBER CEMENT:	0sf 0%



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:	
TOTAL SURFACE SF:	3,459sf
GLAZING:	550sf 15.9%
BRICK:	420sf 12.1%
STUCCO:	1,896sf 54.8%
METAL:	600sf 17.3%
FIBER CEMENT:	75sf 2.2%



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:	
TOTAL SURFACE SF:	1,843sf
GLAZING:	144sf 7.8%
BRICK:	459sf 24.9%
STUCCO:	953sf 51.7%
METAL:	286sf 15.5%
FIBER CEMENT:	0sf 0%

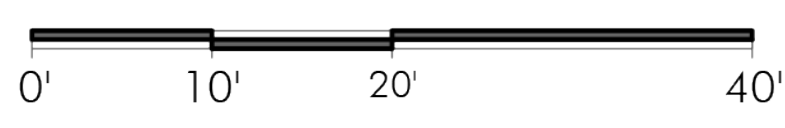


**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

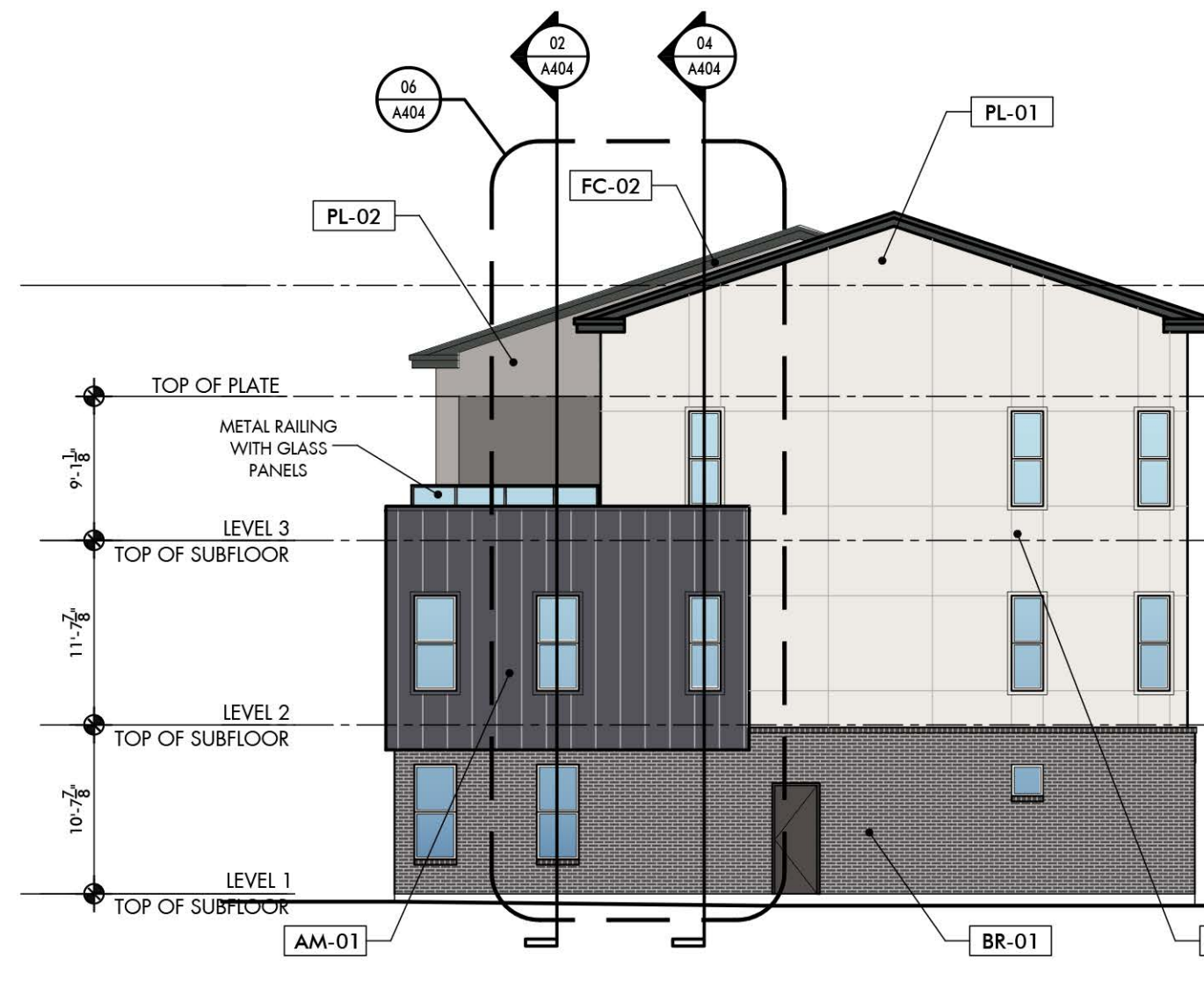
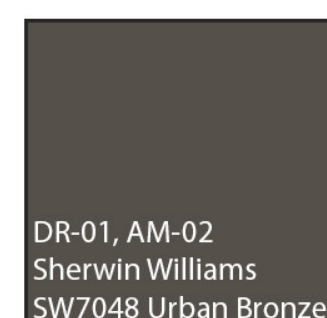
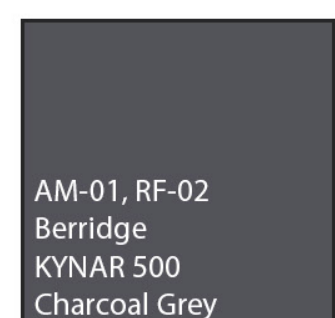
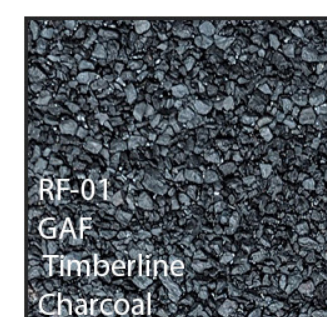
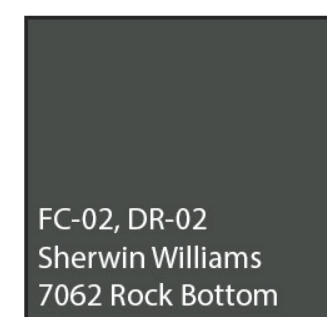
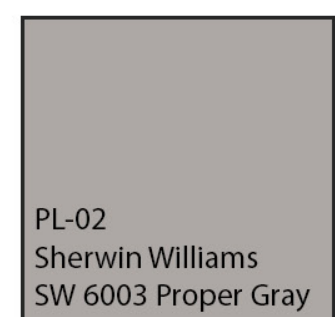
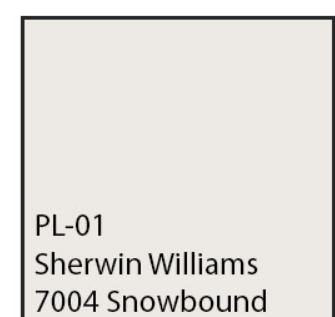
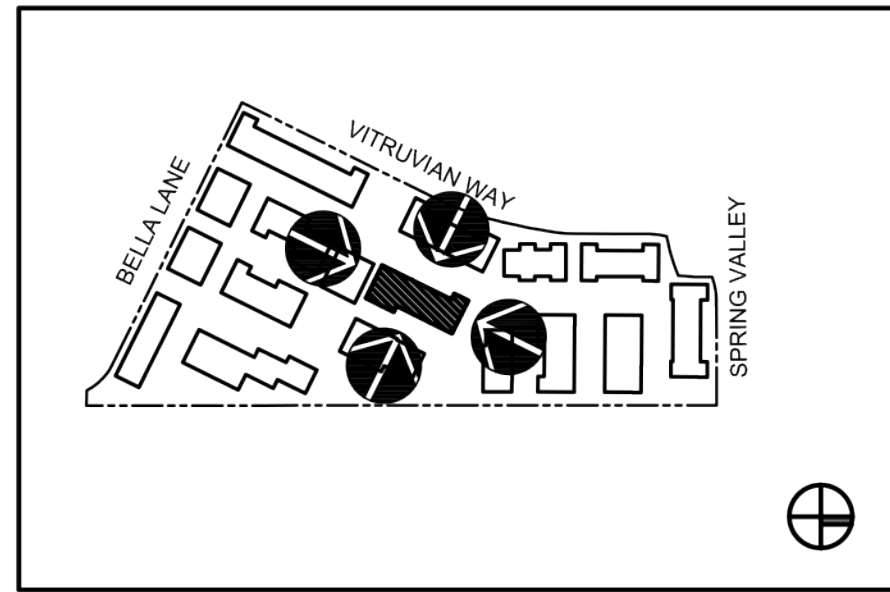
ZONING:	PD
City:	Addison, TX
Town Project #:	1839-2
Block:	217
Site Area:	VP 217 5.112 acres

MATERIAL CALCULATIONS:	
TOTAL SURFACE SF:	3,542sf
GLAZING:	720sf 20.3%
BRICK:	1,050sf 29.6%
STUCCO:	1,195sf 33.7%
METAL:	160sf 4.5%
FIBER CEMENT:	390sf 11%





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**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 4,150sf

GLAZING:	615sf	14.8%
BRICK:	504sf	12.1%
STUCCO:	2,300sf	55.4%
METAL:	1,700sf	16.9%
FIBER CEMENT:	75sf	1.8%



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 1,843sf

GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

**ZONING:** PD  
 Addison, TX  
 Town Project # 1839-2  
 Block 217  
 VP 217 5.112 acres

**MATERIAL CALCULATIONS:**  
 TOTAL SURFACE SF: 4,246sf

GLAZING:	850sf	20%
BRICK:	1,295sf	30.5%
STUCCO:	1,400sf	33%
METAL:	160sf	3.8%
FIBER CEMENT:	500sf	11.8%

