



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, NOVEMBER 16, 2021

**ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001**

6:00 PM REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, November 16, 2021 at 6 pm. Seating for the public will be available using CDC recommended social distancing measures. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. For more information on meeting location and ways to view and/or present comments, please contact Jenifer Tedrick prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing jtedrick@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 816 7560 5803; 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

Consent Agenda: All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission 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.

1. Consider Action on the **Minutes from the October 19, 2021 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of the Vitruvian Park Addition, Lots 1R and 2, Block E, comprising 11.26 Acres located on the East Side of Marsh Lane and 150 Feet South of Spring Valley Road and being a Replat of Lot 1, Block E, Brookhaven Shopping Center Phase 2 and Lot 1, Block 1, Greenhaven Village No. 2** Case R2021-01/Vitruvian Park Addition.

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverage for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14450 Marsh Lane, currently Zoned Local Retail (LR), for a Special Use Permit (SUP) to allow a Day Nursery.** Case 1842-SUP/14450 Marsh Lane (Tierra Encantada).
5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for a 5.11-acre Property Located at the Southeast Corner of Spring Valley Road and Vitruvian Way, currently zoned Planned Development (PD) through Ordinance No. 007-034 as amended by Ordinance No. 016-017, to Amend the Concept Plan and Approving a Development Plan with Waivers to the Development Standards, including but not limited to, Street Build-To Line, Exterior Building Material, and Building Color Standards for a Multi-Family Development Comprised of 85 Dwelling Units and Associated Amenity Space.** Case 1839-Z/Vitruvian Townhomes.

Adjourn Meeting

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

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: _____

Planning & Zoning Commission
Meeting Date: 11/16/2021

2.

Agenda Caption:

Consider Action on the **Minutes from the October 19, 2021 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the October 19, 2021 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the October 19, 2021 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

October 19, 2021

6:00 P.M. - Addison TreeHouse

Addison TreeHouse, 14681 Midway Road, Suite 200

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

Call Meeting to Order: Chair Resnik called the meeting to order.

Pledge of Allegiance: Chair Resnik led the Pledge of Allegiance.

Regular Agenda:

1. Consider Action on the **Minutes from the September 21, 2021
Planning and Zoning Commission Meeting.**

Motion: Approval of the minutes as presented.

Moved by Commissioner John Meleky, Seconded by Commissioner
Nancy Craig

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

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a
**Recommendation regarding an Ordinance on Property Located at
4141 Spring Valley Road, currently zoned R-1 Single Family
Dwelling and Planned Development (PD) through Ordinance
084-092, for a Special Use Permit to Allow a New Private School**

Building. Case 1836-SUP/4141 Spring Valley Road (Greenhill School Science Building).

The Commission moved this item to occur after item #3 to allow for applicant participation in the meeting.

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Chair Resnik asked if staff has discussed the options for tree mitigation with the applicant. Staff indicated that these options were discussed with the applicant; however, potential locations for tree plantings had not been discussed.

Commissioner Fansler asked if the fees that go into the Tree Replacement Fund can be used anywhere in the Town. Mr. Schmidt stated that the funds can be used to plant trees in public spaces anywhere in Town. Typically, staff would try to plant trees near the location where the trees were removed if an appropriate location is available.

Commissioner Catalani asked if the proposed new tree plantings are similar in species to what is being removed. Mr. Schmidt confirmed that all new plantings comply with the Town's landscape requirements.

Commissioner DeFrancisco asked about the Town's past use of funds from the Tree Replacement Fund. Mr. Schmidt provided an update on the status of funds that were collected for the recent Trinity Christian Academy project.

Commissioner Fansler asked how the use of Tree Replacement Fund collections impacts the amount and type of tree replacement expenditures for the Town. Mr. Schmidt shared that these funds supplement the Town's existing resources and allows for the reduction of expenses that would typically be covered by other revenue sources.

Commissioner Catalani asked if the fees could be collected and allocated only to the Greenhill site in the future. Mr. Schmidt indicated that it may be possible if an agreement were to be developed that laid out clear conditions for that scenario.

Vice Chair Souers expressed concerns about the administrative complexity of granting credits for past Arbor Day tree plantings. Vice

Chair Souers and Commissioner DeFrancisco expressed support for fees being paid into the Tree Replacement Fund.

Commissioner Catalani asked about the anticipated construction start date. Mr. Schmidt indicated that they intend to begin construction as soon as possible and intend to complete the project by the Fall of 2023.

Vice Chair Souers asked for clarification on the 2018 International Building Code (IBC) that is applicable to the storm shelter. Mr. Schmidt stated that these codes are adopted by many cities across the nation as a baseline for regulating building construction. The requirement for educational facilities to construct storm shelters is a new standard established by the 2018 IBC.

Kendra Grace, Greenhill School's Associate Head of School, confirmed the construction timeline and introduced members of the project team.

Mike Willis, Greenhill School's Director of Facilities, discussed past Arbor Day plantings carried out by Greenhill School.

Margaret Sledge, Project Architect with Bohlin Cywinski Jackson, discussed Greenhill School's desire to implement sustainable site and building design with this project.

Vice Chair Souers asked to clarify how storm shelter floor area is calculated. Ms. Sledge provided additional context on the code requirement to provide a peer review of their storm shelter design in order to ensure it meets the site specific needs at the MSI building.

Commissioner Fansler asked about the location of construction staging on site. Mr. Willis confirmed that it is being provided in a parking area to the north of the building site. Ms. Grace confirmed that they have opened additional parking areas to meet parking demand.

Commissioner Catalani departed the meeting.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the SUP with the condition that tree mitigation be met by paying a fee in lieu of tree replacement into the Tree Replacement Fund.

Moved by Commissioner Chris DeFrancisco, Seconded by Vice Chair Tom Souers

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Other: Commissioner Robert Catalani (ABSENT)

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance, on Property located at 5100 Belt Line Road, Suite 868, currently zoned Planned Development (PD), through Ordinance O12-002 and Ordinance O20-08, for a Special Use Permit to allow for the Expansion of an Existing Restaurant with the Sale of Alcoholic Beverages for On Premises Consumption Only.** Case 1837-SUP/5100 Belt Line Road (Low Key Poke Joint).

Jenifer Tedrick, Planning & Development Manager, presented the Staff Report.

Vice Chair Souers inquired about the development rights that would be granted by the proposed SUP and how that differs from the existing SUP. Ms. Tedrick clarified that the proposed SUP would allow for the same use, restaurant with the sale of alcoholic beverages for on-premises consumption; however, the proposed SUP would apply to the existing portion of the building, as well as the proposed expansion.

Vice Chair Souers questioned if the proposed interior ramp that will connect the existing restaurant to the proposed expansion would block the entry door and also expressed that the proposed ramp did not appear to comply with ADA accessibility requirements. Hai Nguyen, General Contractor for the project, provided clarification that the ramp would be 3.5 feet wide due to a change in elevation between the two buildings.

Vice Chair Souers stated that it would not be possible to provide a ramp long enough to satisfy ADA requirements and the project would be best served by removing the ramp feature and replacing it with steps. Mr. Schmidt acknowledged that it would not be feasible for the ramp to meet ADA requirements and clarified that the ramp was recommended by staff to allow for movement and openness between the restaurant areas and to reduce tripping hazards within this space.

Vice Chair Souers inquired about the designated handicapped parking near the tenant space and the ADA ramp not being directly adjacent to the handicapped parking space.

Mr. Schmidt introduced Jason Jones, Village on the Parkway property owner representative, who shared with the Commission that they are aware of challenges with ADA parking within the property. Mr. Jones also clarified that there is one handicapped parking space directly in front of the expanded Low Key Poke space. Mr. Jones also shared updates on near-term plans for improving pedestrian access within Village on the Parkway.

Vice Chair Souers and Commissioner Fansler discussed current accessibility to this space and a desire to see near-term action on associated accessibility issues.

Chair Resnik opened the meeting as a public hearing.

Public Hearing:

Sam Handa, Low Key Poke Joint Owner, addressed the Commission and described the dining options at his restaurant.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the SUP with the following conditions:

- The applicant shall not use any terms or graphics depictions that relate to alcoholic beverages in any exterior signage.
- The SUP Ordinance (O17-015) for the existing restaurant is repealed concurrent to the adoption of this SUP Ordinance.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner John Meleky

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

Passed

4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance, on Property Located at 3719 Belt Line Road, currently Zoned Planned Development (PD) through Ordinance O92-037, for a Special Use Permit to allow a Restaurant.** Case 1840-SUP/3719 Belt Line Road (Poke Works).

Jenifer Tedrick, Planning & Development Manager, presented the Staff Report.

Vice Chair Souers asked how long the tenant space has been vacant. Ms. Tedrick stated that the space has been vacant for the past 4 to 5 years.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the SUP.

Moved by Commissioner Nancy Craig, Seconded by Commissioner Denise Fansler

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

Passed

5. Provide an **Update on the Status of Case 1831-Z/4150 Kellway Circle.**

Ken Schmidt, Director of Development Services, updated the Commission on the status of Case 1831-Z, which was tabled at the previous meeting. The applicant has not provided staff plan refinements required to move forward with the rezoning request. Staff will continue to work with the applicant and will place this item on a future Planning and Zoning Commission agenda once remaining outstanding items have been addressed. Future Town consideration will require new property owner notifications to be mailed out.

No action was required on this item.

Adjourn Meeting

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

Agenda Caption:

Consider Action on a **Replat of the Vitruvian Park Addition, Lots 1R and 2, Block E, comprising 11.26 Acres located on the East Side of Marsh Lane and 150 Feet South of Spring Valley Road and being a Replat of Lot 1, Block E, Brookhaven Shopping Center Phase 2 and Lot 1, Block 1, Greenhaven Village No. 2** Case R2021-01/Vitruvian Park Addition.

Attachments

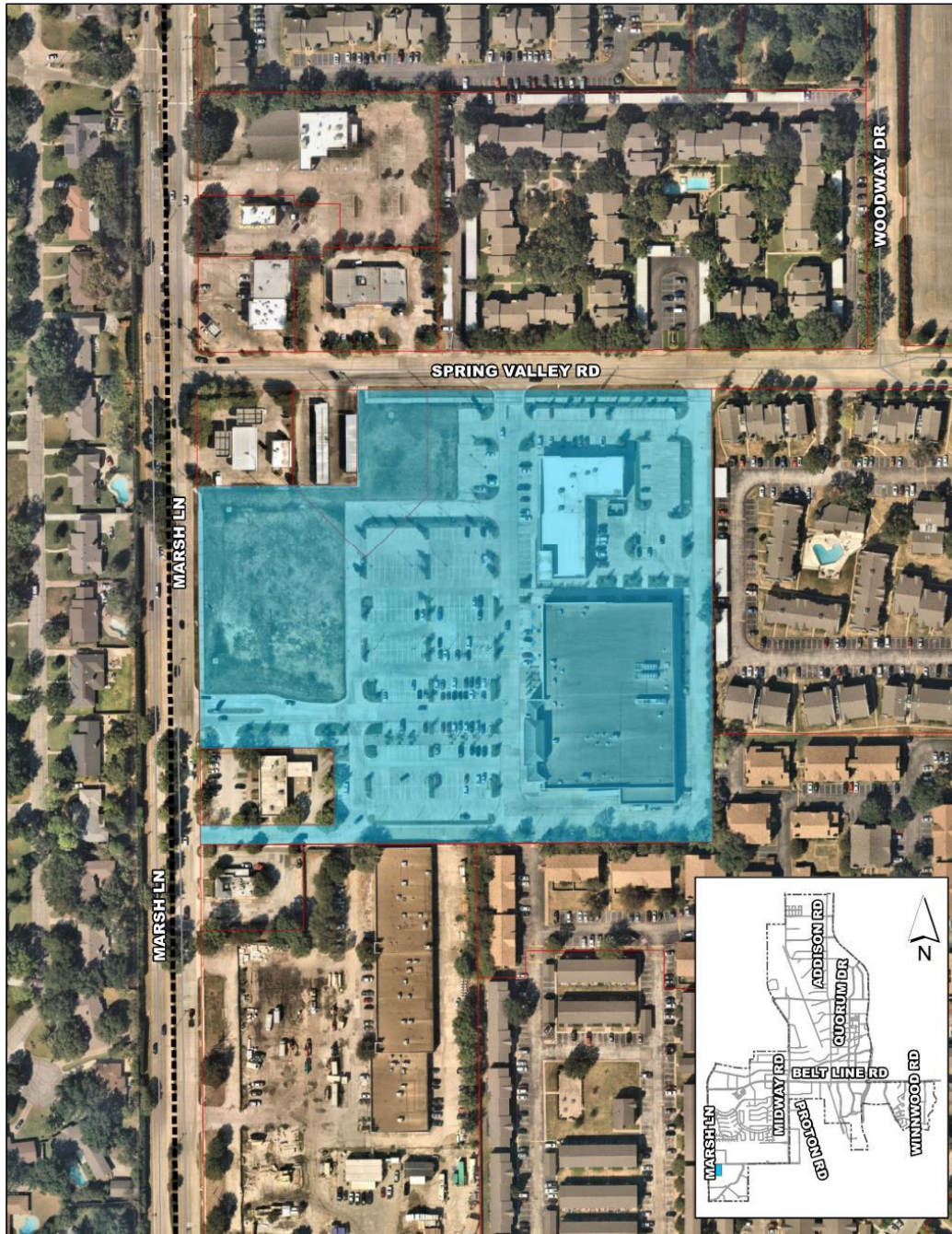
R2021-01 Staff Report

Replat - Vitruvian Park Addition, Lots 1R and 2, Block E

R2021-01

Case R2021-01/Vitruvian Park Addition. Consider Action on a Replat of the Vitruvian Park Addition, Lots 1R and 2, Block E, comprising 11.26 Acres located on the East Side of Marsh Lane and 150 Feet South of Spring Valley Road and being a Replat of Lot 1, Block E, Brookhaven Shopping Center Phase 2 and Lot 1, Block 1, Greenhaven Village No. 2.

LOCATION MAP





November 12, 2021

STAFF REPORT

RE: Replat/Vitruvian Park Addition Lots 1R and 2, Block E

LOCATION: 11.626 acres generally located on the east side of Marsh Lane and 150 feet south of Spring Valley Road, known as the Brookhaven Village Shopping Center

REQUEST: Approval of a Replat

APPLICANT: Joel Massey, Icon Consulting Engineering

DISCUSSION:

Background. The subject property is generally located on the east side of Marsh Lane and 150 feet south of Spring Valley Road. This site received development plan approval for the redevelopment of the Brookhaven Village Shopping Center as part of the larger Vitruvian Park redevelopment.

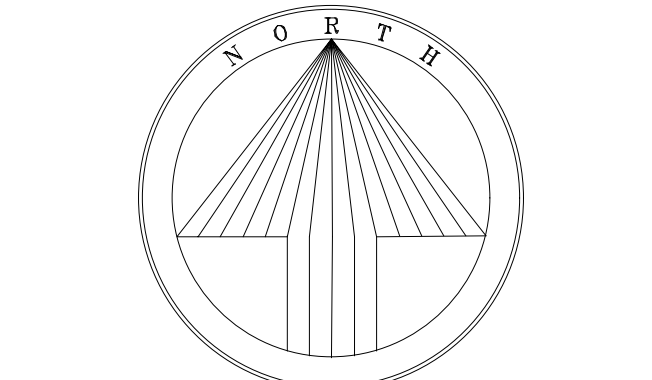
In 2016, a preliminary plat was approved that showed the consolidation of two existing lots in separate additions, Brookhaven Shopping Center, Phase 2 and Greenhaven Village, No. 2, and reflected the easements necessary to service the proposed redevelopment. Additionally, in April 2021, a Special Use Permit (SUP) for a restaurant with drive-thru service was approved for Dutch Bros Coffee through Ordinance No. O21-15, at 14310 Marsh Lane, within the subject property.

This replat will consolidate the two existing lots, create a new lot for Dutch Bros Coffee (Lot 2) and establish a new addition name (Vitruvian Park Addition).

Engineering Review. The plat has been reviewed by Town staff and is compliance with all requirements.

RECOMMENDATION:

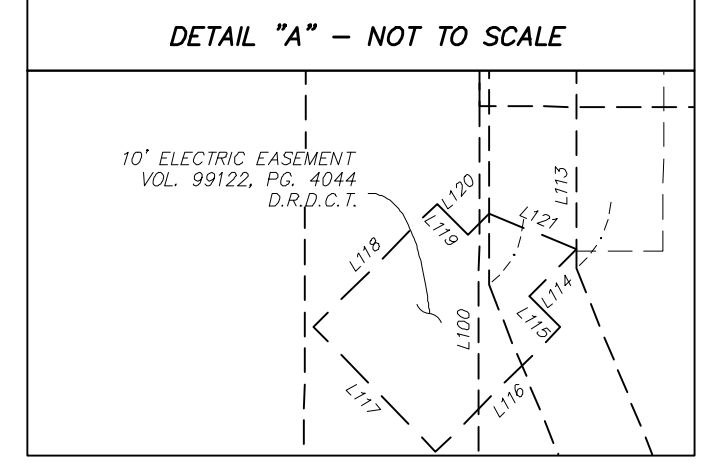
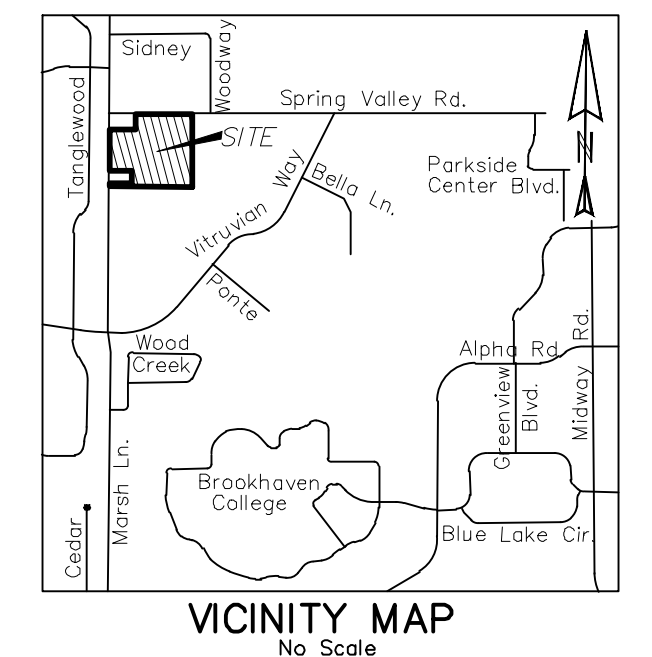
Staff recommends approval of the proposed plat.



LEGEND

○	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
UE	UTILITY EASEMENT

- SURVEYOR'S NOTES**
- Development standards of this plat shall comply with Zoning Ord. 66 as amended.
 - "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law subject to fines and withholding of utilities and building permits."
 - Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
 - Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0190K, Date July 7, 2014.
 - All lots shall have cross access across lots from Spring Valley Road and Marsh Lane.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the _____ day of _____, 2021.

NOT FOR RECORDING

L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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 purposes and considerations therein expressed.

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

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO BROOKHAVEN CENTER LP, and DCO REALTY, INC., are the owners of a tract or parcel of land situated in the City of Addison, Dallas County, Texas, being a part of the Noah Good Survey, Abstract No. 520 and being all of 1) Greenhaven Village No. 2, an addition to the Town of Addison, Texas as shown by plat of record in Volume 77153, Page 1553 of the Deed Records, Dallas County, Texas, being the same land conveyed to DCO Realty Inc. by deed of record in Instrument No. 2011000102136 of the Official Public Records, Dallas County, Texas and all of 2) Brookhaven Village Shopping Center Phase 2, an addition to the Town of Addison, Texas as shown by plat of record in Volume 98221, Page 20 of said Deed Records, being the same land conveyed to DCO Brookhaven Center, LP by deed of record in Instrument No. 20080371981 of said Official Public Records, said 11.626 acre tract being more particularly described as follows:

Beginning at "X" cut in concrete set in the south right-of-way line of Spring Valley Road for the northeast corner of the 0.344 acre tract of land conveyed to Jeff Staffin, Inc. by deed of record in Volume 99111, Page 3996 of said Deed Records, said "X" being the northwest corner of said Greenhaven Village No. 2;

Thence South 89°45'14" East with said south right-of-way line, a distance of 554.03 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the 6.5138 acre tract of land conveyed to DCO Glenwood Apartments, LP by deed of record in Instrument No. 20070159781 of said Official Public Records, said rod being the northeast corner of said Brookhaven Village Shopping Center Phase 2;

Thence South 00°17'30" West with the west line of said 6.5138 acre tract, passing the southwest corner of said 6.5138 acre tract and a re-entrant corner in the north line of the 7.565 acre tract of land conveyed to DCO Garden Oaks, LP by deed of record in Instrument No. 20070096223 of said Official Public Records, and continuing along the north line thereof a total distance of 709.08 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Brookhaven Village Shopping Center Phase 2;

Thence North 89°46'48" West continuing with the north line of said 7.565 acre tract, passing the northwest corner thereof and continuing along the north lines of Brookhaven Village Shopping Center, an addition to the Town of Addison, Texas as shown by plat of record in Volume 86225, Page 4769 of said Deed Records, being the same land conveyed to Mustang Brookhaven SC, LTD by deed of record in Volume 94129, Page 111 and the 0.485 acre tract of land conveyed to DCO Investments, Inc. by deed of record in Instrument No. 201200173178 said Deed Records a total distance of 800.56 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the east right-of-way line of Marsh Lane for the northwest corner of said 0.485 acre tract and the southwest corner of said Brookhaven Village Shopping Center Phase 2;

Thence North 0°01'21" East with said east right-of-way line, a distance of 30.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of Lot 1, Block A of the Home Savings / Marsh Lane Addition, an addition to the Town of Addison, Texas as shown by plat of record in Volume 94052, Page 4334 of said Deed Records, being the same land conveyed to Banc One Building Corporation by deed of record in Instrument No. 200900130193 of said Official Public Records;

Thence South 89°46'48" East a distance of 209.00 feet 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Lot 1, Block A;

Thence North 0°01'21" East a distance of 120.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said Lot 1, Block A;

Thence North 89°46'48" West a distance of 209.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in said east right-of-way line for the northwest corner of said Lot 1, Block A;

Thence North 0°01'21" East with said east right-of-way line, a distance of 409.45 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the 0.5154 acre tract of land conveyed to A+A Investments Partnership by deed of record in Volume 95245, Page 1056 of said Deed Records;

Thence South 89°45'14" East with the south lines of said 0.5154 acre tract and said 0.344 acre tract, a distance of 250.00 feet to an "X" cut in concrete set for the southeast corner of said 0.344 acre tract;

Thence North 00°01'48" West a distance of 150.00 feet to the Point-of-Beginning and containing 506,418 Square Feet or 11.626 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO BROOKHAVEN CENTER LP, and DCO REALTY, INC. ("Owners") do hereby adopt this plat designating the hereinabove property as Lots 1R and 2, Block E, VITRUVIAN PARK ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement shall remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the Town for maintenance or efficiency of its respective system or service.

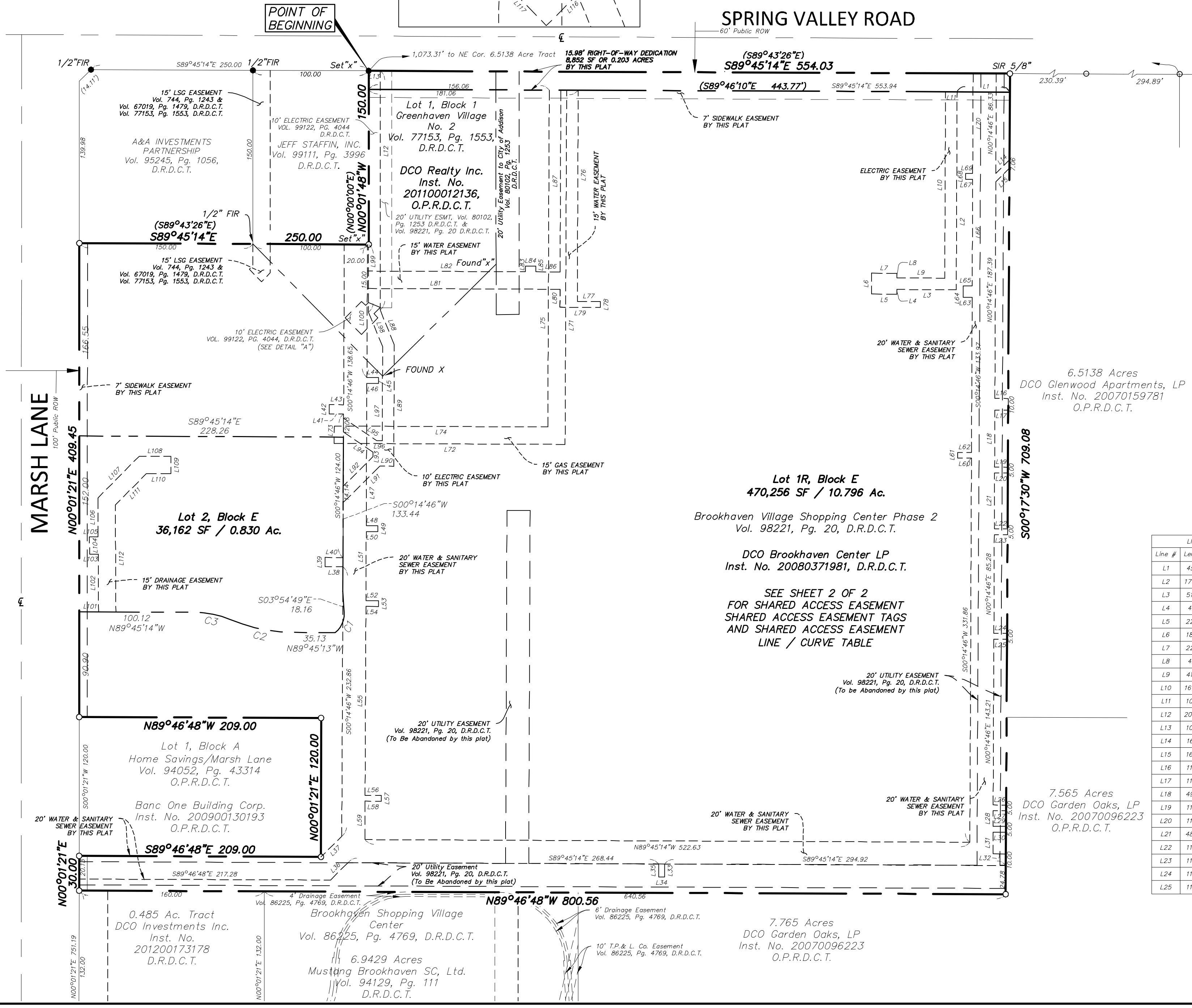
Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND AT _____, this the ____ day of _____, 2021.

By: DCO BROOKHAVEN CENTER LP,
By: DCO REALTY, INC., a Delaware corporation

By: _____
Harry G. Alcock, Authorized Agent



NOTES

The bearing basis for this plat is a bearing of S 26°18'00" W for Brookhaven Club Drive (now Vitruvian Way) as indicated in the deed to DCO Clipper Pointe, LP as recorded in County Clerk Instrument No. 20070170325, Deed Records of Dallas County, Texas.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE							
Line #	Length	Direction	Line #	Length	Direction						
L1	45.51	N89°45'14"W	L26	11.26	N89°45'14"W	L51	59.73	N0°14'46"E	L76	182.57	N0°14'46"E
L2	171.00	S0°14'46"W	L27	11.26	S89°45'14"E	L52	10.81	N89°45'14"W	L77	20.00	N89°45'14"W
L3	51.25	N89°45'14"W	L28	13.51	N0°14'46"E	L53	5.00	N0°14'46"E	L78	5.00	N0°14'46"E
L4	4.00	N0°14'46"E	L29	11.25	N89°45'14"W	L54	10.81	S89°45'14"E	L79	35.00	S89°45'14"E
L5	22.00	N89°45'14"W	L30	11.24	S89°45'14"E	L55	163.27	N0°14'46"E	L80	15.50	S0°14'46"W
L6	18.00	N0°14'46"E	L31	18.77	N0°14'46"E	L56	14.00	N89°45'14"W	L81	166.50	S89°45'14"E
L7	22.00	S89°45'14"E	L32	11.23	N89°45'14"W	L57	5.00	N0°14'46"E	L82	136.50	N89°45'14"E
L8	4.00	N0°14'46"E	L33	11.17	S0°14'46"W	L58	14.00	S89°45'14"E	L83	5.00	S0°14'46"W
L9	41.25	N89°45'14"E	L34	5.00	S89°45'14"E	L59	33.26	N0°14'46"E	L84	9.00	N89°45'14"W
L10	161.00	N0°14'46"E	L35	11.17	S0°14'46"W	L60	12.00	S89°45'14"E	L85	5.00	N0°14'46"E
L11	10.00	S89°45'14"E	L36	21.27	N45°14'46"E	L61	5.00	S0°14'46"W	L86	21.00	N89°45'14"W
L12	206.54	N0°01'41"E	L37	25.24	S45°14'46"E	L62	12.00	N89°45'14"W	L87	157.07	S0°14'46"W
L13	10.00	S89°45'14"E	L38	15.50	S89°45'14"E	L63	7.84	S89°45'14"E	L88	32.27	N22°15'14"W
L14	16.51	S45°24'13"W	L39	8.00	S0°14'46"W	L64	10.00	S0°14'46"W	L89	105.18	N0°14'46"W
L15	16.50	N45°24'13"E	L40	15.50	N89°45'14"W	L65	7.84	N89°45'14"W	L90	11.94	S89°45'14"E
L16	11.54	N89°45'14"W	L41	12.50	S89°45'14"E	L66	92.00	S0°14'46"W	L91	44.63	N45°14'46"E
L17	11.53	S89°45'14"E	L42	8.00	S0°14'46"W	L67	6.00	S89°45'14"E	L92	36.06	S45°14'46"W
L18	49.39	N0°14'46"E	L43	12.50	N89°45'14"W	L68	5.00	S0°14'46"W	L93	4.10	S0°14'46"W
L19	11.49	N89°45'14"W	L44	10.00	N89°45'14"W	L69	6.00	N89°45'14"W	L94	30.67	S26°00'14"E
L20	11.49	S89°45'14"E	L45	5.00	N0°14'46"E	L70	86.48	S0°14'46"W	L95	34.66	N56°00'14"E
L21	48.37	N0°14'46"E	L46	10.00	N89°45'14"E	L71	306.07	N0°14'46"E	L96	4.68	N89°45'14"W
L22	11.45	N89°45'14"W	L47	123.00	N0°14'46"E	L72	199.50	S89°45'14"E	L97	81.20	S0°14'46"W
L23	11.45	S89°45'14"E	L48	10.00	N89°45'14"W	L73	15.00	S0°14'46"W	L98	32.27	S22°15'14"E
L24	11.38	N89°45'14"W	L49	5.00	N0°14'46"E	L74	184.50	N89°45'14"W	L99	58.53	S0°14'46"W
L25	11.38	S89°45'14"E	L50	10.00	S89°45'14"E	L75	291.07	S0°14'46"W	L100	115.04	N0°14'46"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	20.00	20.00	57°17'23"	S 24°43'53" W	19.18
C2	57.12	146.00	22°24'55"	N 78°32'47" W	56.75
C3	30.91	79.00	22°24'55"	N 78°32'47" W	30.71

By: _____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2021 by Town of Addison, Texas.

Chair, Planning and Zoning Commission

City of Secretary

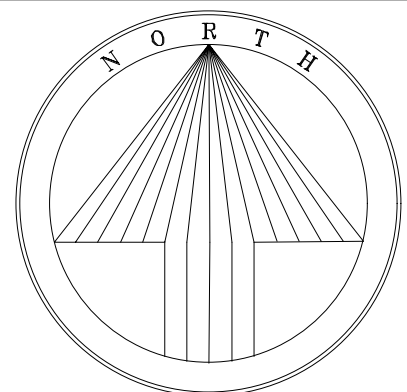
FINAL PLAT
OF
VITRUVIAN PARK ADDITION
LOTS 1R AND 2, BLOCK E
11.626 ACRES
BEING A REPLAT OF
LOT 1, BLOCK E,
BROOKHAVEN SHOPPING CENTER PHASE 2
AND LOT 1, BLOCK 1, GREENHAVEN VILLAGE NO. 2
NOAH GOOD SURVEY, ABSTRACT NO. 520
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
DCO BROOKHAVEN CENTER LP, AND
DCO REALTY, INC.
C/O ROBERT P. ST. JOHN
1745 SHEA CENTER DRIVE, SUITE 200
HIGHLANDS RANCH, COLORADO, 80129
720-348-7722
ENGINEER/SURVEYOR

Westwood

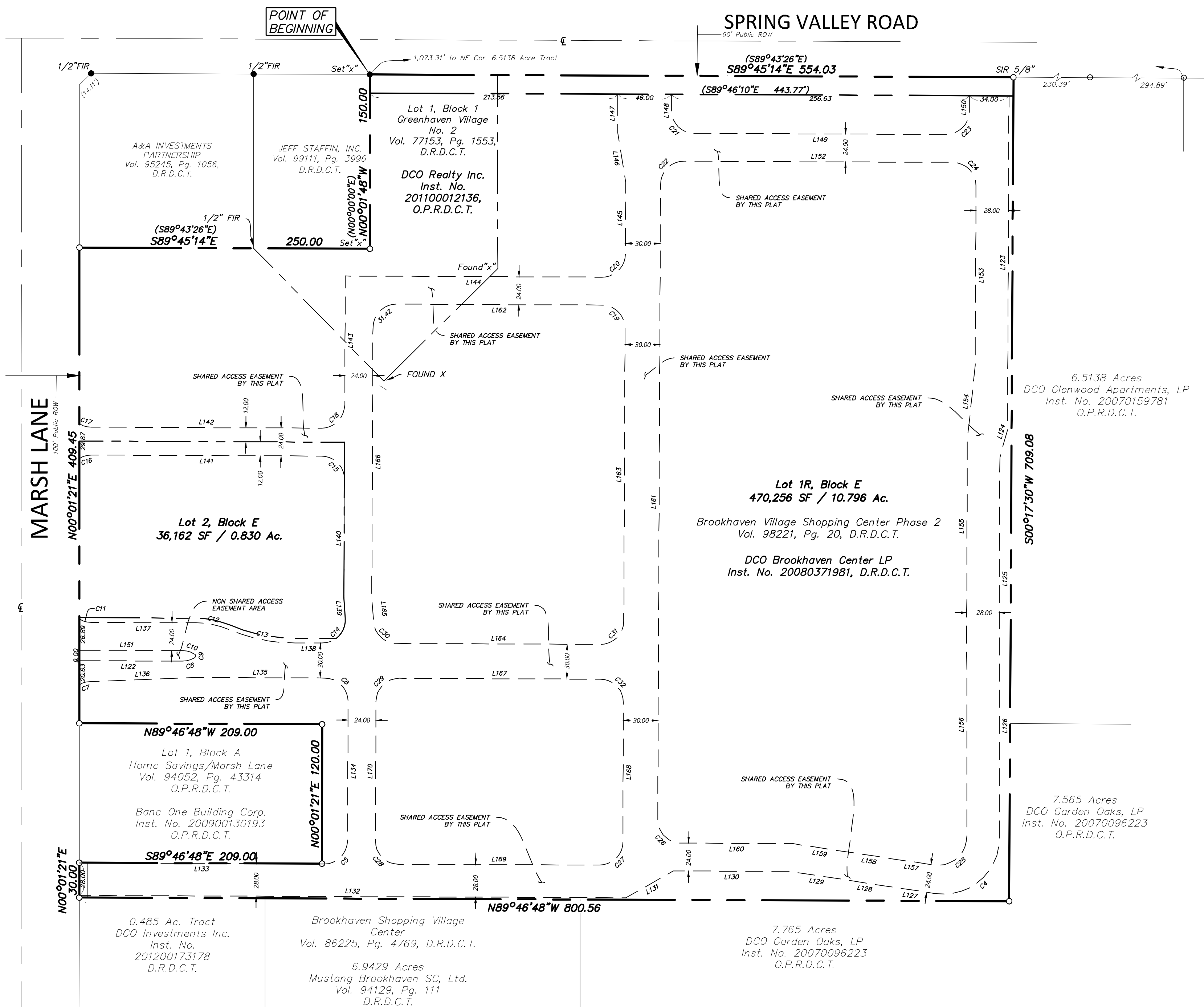
Phone (214) 473-4640 2901 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwood.com

Westwood Professional Services, Inc.
TBPFS Firm Reg. No. 11156
TBPFS Firm Reg. No. 10074301



LEGEND

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- UE UTILITY EASEMENT



LINE TABLE

Line #	Length	Direction
L122	88.84	S89°45'14"E
L123	287.09	S0°14'46"W
L124	24.94	S16°21'23"W
L125	134.22	S0°14'46"W
L126	193.62	S0°03'31"E
L127	42.07	N81°23'34"W
L128	37.02	N81°20'39"W
L129	47.31	N81°22'40"W
L130	100.58	N89°45'14"W
L131	46.89	S60°32'12"W
L132	470.56	N89°45'14"W
L133	210.85	S89°45'14"E
L134	120.00	N0°14'46"E
L135	111.55	N89°45'14"W
L136	90.97	S89°42'27"W
L137	89.76	S89°45'14"E
L138	23.13	S89°45'14"E
L139	18.18	N3°54'49"W
L140	101.44	N0°14'46"E
L141	197.71	N89°45'14"W
L142	197.96	N89°45'14"E
L143	111.00	S0°14'46"E
L144	221.00	S89°45'14"E
L145	61.69	N0°14'46"E
L146	43.32	N0°03'08"W

LINE TABLE

Line #	Length	Direction
L147	33.12	N0°14'46"E
L148	13.50	N0°14'46"E
L149	216.63	N89°45'14"W
L150	13.50	S0°14'46"W
L151	88.88	N89°45'14"W
L152	231.63	S89°45'14"E
L153	154.30	S0°14'46"W
L154	64.33	S6°02'43"W
L155	149.69	S0°14'46"W
L156	191.92	S0°03'31"E
L157	36.85	N81°23'34"W
L158	37.02	N81°20'39"W
L159	49.07	N81°22'40"W
L160	95.89	N89°45'14"W
L161	546.83	N0°14'46"E
L162	177.00	N89°45'14"W
L163	252.00	N0°14'46"E
L164	175.46	S89°45'14"E
L165	21.94	S3°54'49"E
L166	231.56	S0°14'46"W
L167	173.00	S89°45'14"E
L168	120.00	S0°14'46"E
L169	173.00	N89°45'14"W
L170	120.00	N0°14'46"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C4	82.66	48.00	86°39'57"	S 49°16'28" W	72.82
C5	31.42	20.00	90°00'00"	N 45°14'46" E	28.28
C6	31.42	20.00	90°00'00"	N 44°45'14" W	28.28
C7	9.46	20.00	27°06'55"	S 74°09'00" W	9.38
C8	10.67	20.00	30°33'30"	N 74°58'01" E	10.54
C9	4.15	2.00	118°52'59"	N 0°14'46" E	3.44
C10	10.67	20.00	30°33'30"	N 74°28'29" W	10.54
C11	10.89	20.00	31°11'15"	S 74°09'37" E	10.75
C12	29.34	75.00	22°24'55"	S 76°32'47" E	29.15
C13	58.68	150.00	22°24'55"	S 76°32'47" E	58.31
C14	32.87	20.00	64°09'35"	N 43°09'58" E	29.29
C15	31.42	20.00	90°00'00"	N 44°45'14" W	28.28
C16	11.05	20.00	31°38'52"	S 74°25'20" W	10.91
C17	10.89	20.00	31°12'02"	S 74°09'13" E	10.76
C18	31.42	20.00	90°00'00"	N 45°14'46" E	28.28
C19	31.42	20.00	90°00'00"	N 44°45'14" W	28.28
C20	31.42	20.00	90°00'00"	N 45°14'46" E	28.28
C21	31.42	20.00	90°00'00"	N 44°45'14" W	28.28
C22	31.42	20.00	90°00'00"	N 45°14'46" E	28.28
C23	31.42	20.00	90°00'00"	S 45°14'46" W	28.28
C24	31.39	20.00	89°54'44"	S 44°47'52" E	28.26
C25	43.05	25.00	88°39'57"	S 49°16'28" W	37.93
C26	31.42	20.00	90°00'00"	N 44°45'14" W	28.28
C27	31.42	20.00	90°00'00"	S 45°14'46" W	28.28
C28	31.42	20.00	90°00'00"	N 44°45'14" W	28.28
C29	31.42	20.00	90°00'00"	N 45°14'46" E	28.28
C30	29.96	20.00	85°50'25"	S 46°50'02" E	27.24
C31	31.42	20.00	90°00'00"	N 45°14'46" E	28.28
C32	31.42	20.00	90°00'00"	S 44°45'14" E	28.28

SHARED ACCESS EASEMENT EXHIBIT

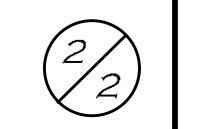
FINAL PLAT
OF
VITRUVIAN PARK ADDITION
LOTS 1R AND 2, BLOCK E
11.626 ACRES
BEING A REPLAT OF
LOT 1, BLOCK E,
BROOKHAVEN SHOPPING CENTER PHASE 2
AND LOT 1, BLOCK 1, GREENHAVEN VILLAGE NO. 2
NOAH GOOD SURVEY, ABSTRACT NO. 520
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
OWNER
DCO BROOKHAVEN CENTER LP, AND
DCO REALTY, INC.
C/O ROBERT P. ST. JOHN
1745 SHEA CENTER DRIVE, SUITE 200
HIGHLANDS RANCH, COLORADO, 80129
720-348-7722
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2901 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPB Firm Reg. No. 11755
TBPBS Firm Reg. No. 10074301

THIS PLAT FILED ON _____ IN INSTRUMENT NO. _____, O.P.R.D.C.T.



VITRUVIAN PARK ADDITION

Planning & Zoning Commission

4.

Meeting Date: 11/16/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverage for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).

Attachments

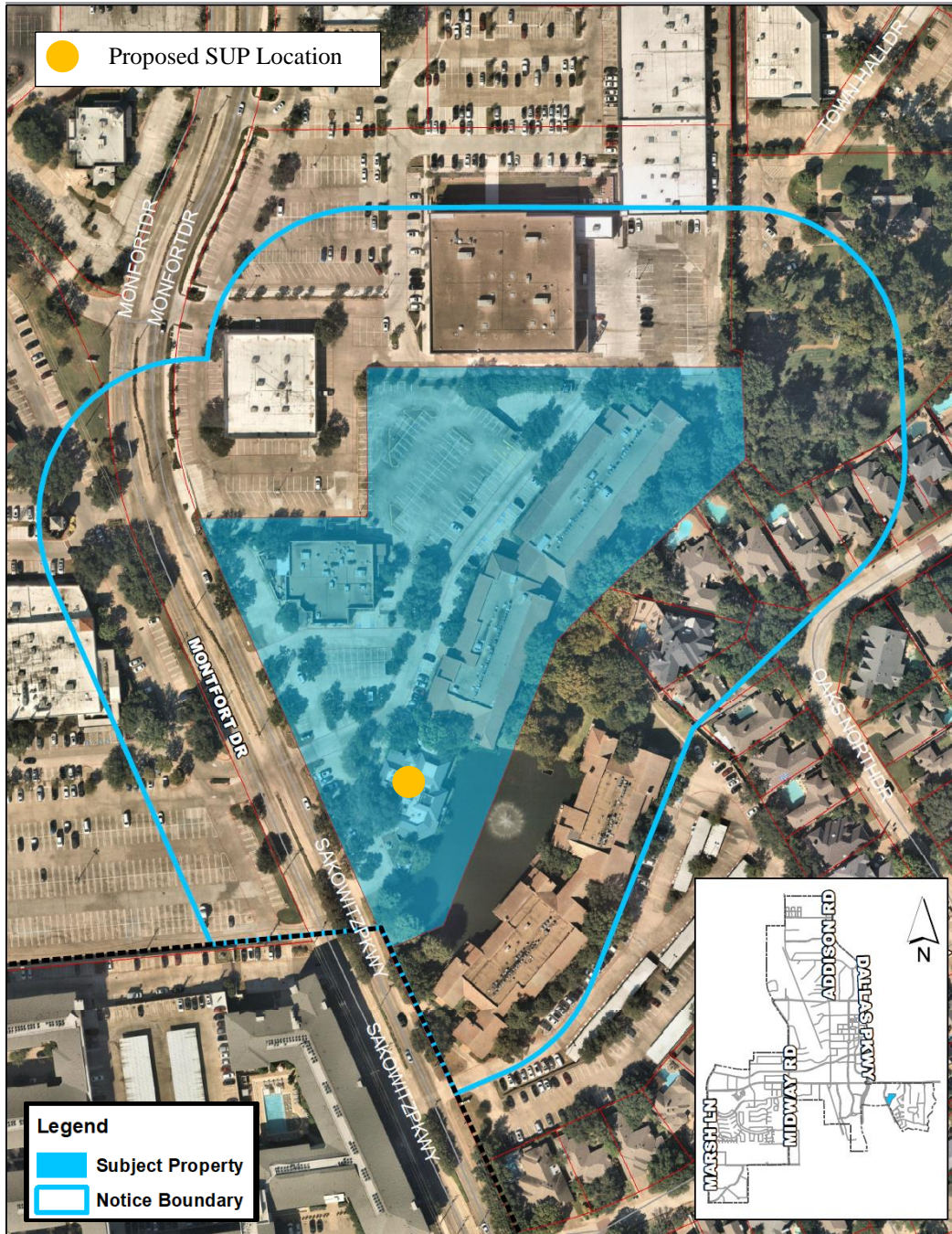
1841-SUP Staff Report

1841-SUP Plans

1841-SUP

PUBLIC HEARING Case 1841-SUP/14854 Montfort Drive (TK's Place). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverage for On-Premises Consumption.

LOCATION MAP





November 12, 2021

STAFF REPORT

RE: 1841-SUP/14854 Montfort Drive (TK's Place)
LOCATION: 14854 Montfort Drive
REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption.
APPLICANT: TK Matteson

DISCUSSION:

Background: This restaurant is proposed for an existing freestanding building located at 14854 Montfort Drive, which is situated on the east side of Montfort Drive approximately 1,200 feet south of Belt Line Road. This property is zoned Planned Development (PD) District and is governed by Ordinance No. 084-076. The subject building is located on the same property with the Prestonwood Pond office building and the Blue Mesa restaurant.

The subject building is a split-level building that was constructed in 1984, when it received its original Special Use Permit (SUP) for a restaurant. The building has housed various restaurant concepts with the most recent being Public School 972, which obtained SUP approval in 2015, via Ordinance No. O15-014. The building underwent major interior and exterior renovation when it was occupied by Public School 972. The building is currently vacant, following the closure of Public School 972 in October.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption. The proposed use, TK's Place, is a new restaurant concept that combines the owner's passions of food, hospitality, and comedy. The owners, TK and Kara Matteson, produced and performed stand-up comedy shows including performances on *American's Got Talent* and *Comedy Central*. The restaurant will offer a full lunch and dinner menu delivered with a comedic flair.

The proposed floor plan shows use of 12,557 square feet, inclusive of an 1,830 square foot outdoor patio area. The restaurant will primarily utilize the first floor, which accommodates seating for 125 patrons, inclusive of the patio and the bar area at the center of the restaurant. The remainder of the first floor will consist of a service counter, prep area, and cooler storage. The basement level will be used for an additional dining area that will be used for private dining events and storage. A new bar will also be constructed, accommodating seating for 73 patrons on the basement level.

The seating arrangement on the first level is proposed as "loose seating" to allow flexibility to accommodate a typical restaurant floor plan and periodic standup comedy event on weekends

and evenings. To ensure that this business meets the intent of the requested restaurant use, staff recommends limiting comedy events to no more than 3 days per week and restricting those activities to indoor areas.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 100 square feet for freestanding restaurants in mixed use developments where parking is shared amongst adjacent uses. The building shares parking with the office building and the Blue Mesa restaurant, as required by the PD. There are a total of 460 parking spaces within the property, including parking in the underground parking structure and under the office building.

TK's Place will require 126 parking spaces. With the required parking for Blue Mesa and the office building, the total required parking for the site is 461 spaces. With the SUP review for Public School 972, the Town determined that the additional parking space would not be required based on reduced occupancy in the office buildings and the complementary tenant mix on the property. Staff believes it would be equitable to extend this same consideration to this applicant.

Exterior Facades: Except for new building signage, the applicant will not make any changes to the existing façade.

Landscaping and Streetscape: The landscape ordinance requires properties to comply with the current landscape standards when a request for zoning action is requested. Staff has reviewed the landscaping within the general vicinity of the subject building and the landscaping is in general compliance with the landscape ordinance. Given that this single tenant comprises a portion of a much larger site, it would not be practical to require this tenant to bring the entire site into compliance. The property owner has committed to replacing all dead or damaged landscaping and establishing ground cover on the existing berm along Montfort Drive.

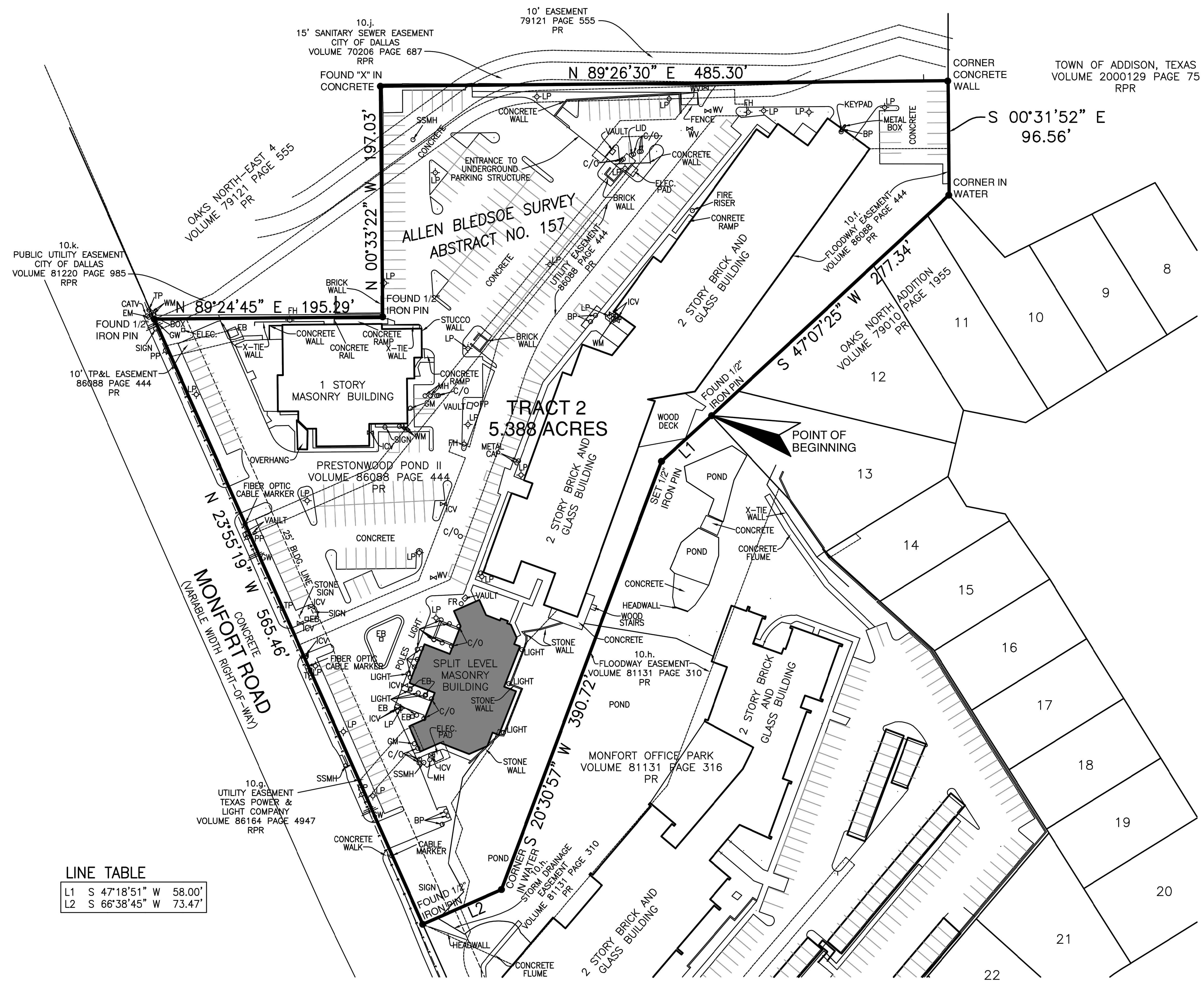
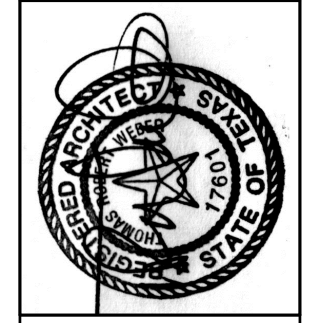
The segment of Montfort Drive that this building fronts on, does not currently have a sidewalk. Since this project is not adding floor area, it is not creating additional demand for Town infrastructure. As such, installation of this sidewalk should be deferred until this property redevelops, or when the Town proceeds with the reconstruction of Montfort Drive, whichever occurs first.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The building has a long history of restaurant tenants and TK's place will provide a unique, comedy-driven restaurant concept to the Addison dining experience.

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 signs.
- The applicant shall limit comedy events to indoor areas and to a frequency of occurrence of no more than three days per week.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.



LINE TABLE

L1	S 47°18'51" W	58.00'
L2	S 66°38'45" W	73.47'

PARKING ANALYSIS

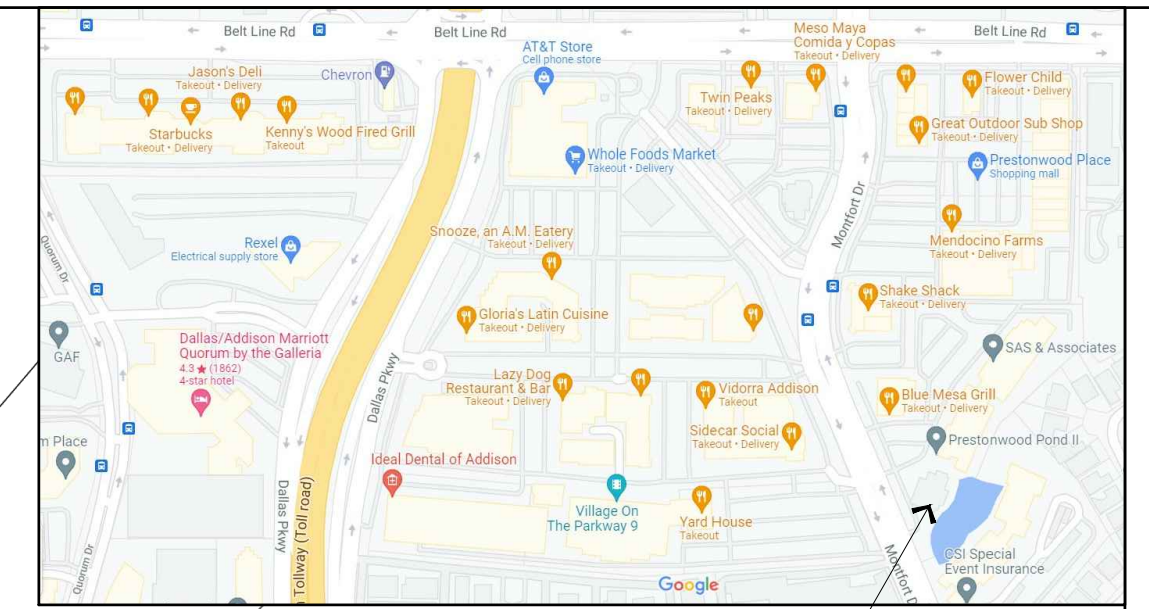
Use	Area	Parking Ratio	Parking Required
Entry /Dining 1&2 / Private Dining Area	6,706	1:100	67.06
Kitchen / B.O.H. / Coolers	989	1:100	9.89
Basement B.O.H	2,521	1:100	25.21
Basement Dining	511	1:100	5.11
Exterior Dining Patio	1,830	1:100	18.3
Total Sq. Ft.	12,557	Total Req. Parking	126

Existing Parking Assignment

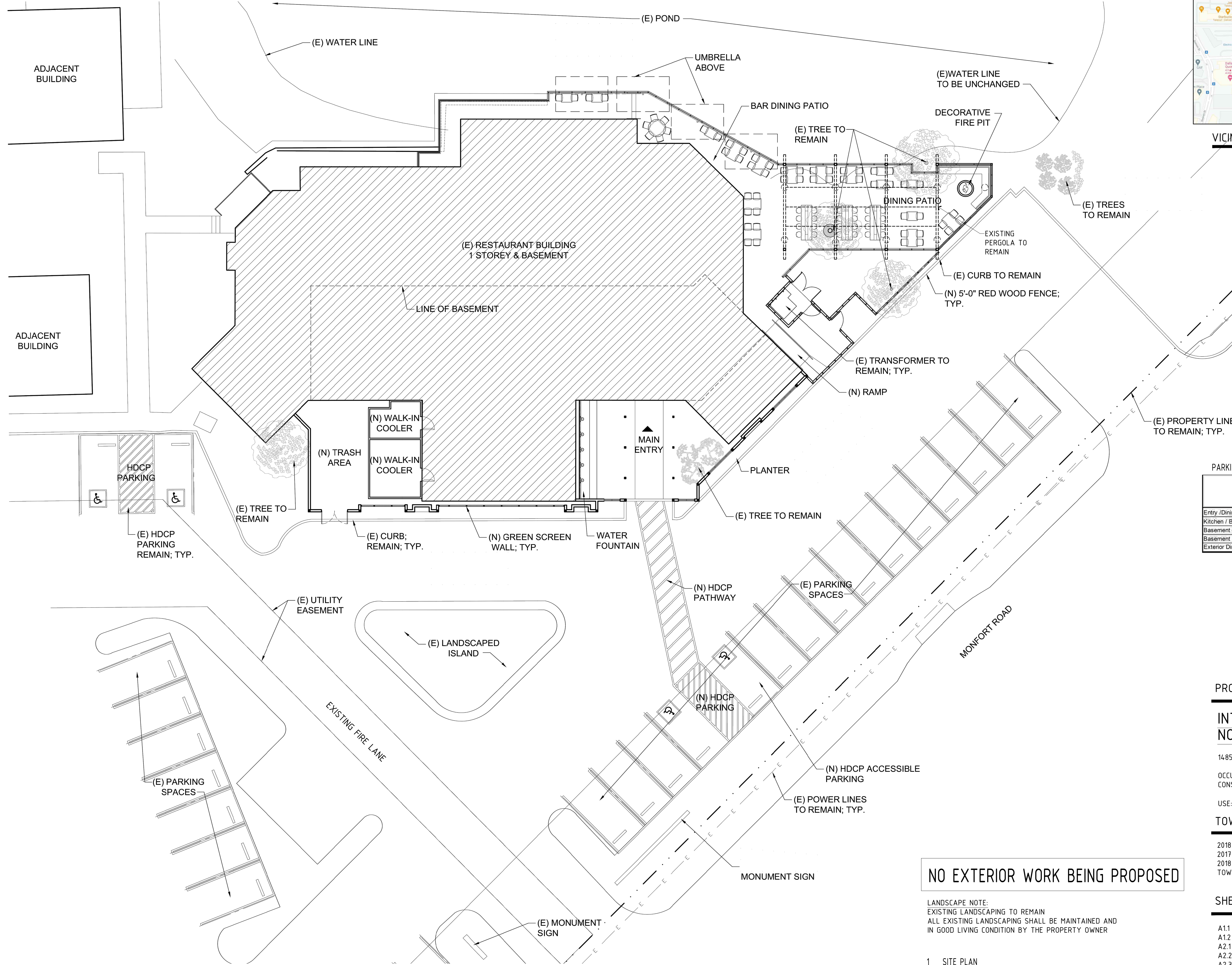
Use	Area	Parking Required
Office Building	65,430	218
Blue Mesa Restaurant	11,505	116
PS 972 Restaurant	12,557	126
Total Required		461
Total Provided on Site		460

1 SUP OVERALL SITE PLAN

1" = 40'-0"



VICINITY MAP LOCATION



PARKING ANALYSIS

Use	Area	Parking Ratio	Parking Required
Entry / Dining 1&2 / Private Dining Area	6,706	1:100	67.06
Kitchen / B.O.H. / Coolers	989	1:100	9.89
Basement B.O.H.	2,521	1:100	25.21
Basement Dining	511	1:100	5.11
Exterior Dining Patio	1,830	1:100	18.3
Total SQ. FT.	12,557	Total Req. Parking	126

Existing Parking Assignment		
Use	Area	Parking Required
Office Building	65,430	218
Blue Mesa Restaurant	11,505	116
PS 972 Restaurant	12,557	126
Total Required		461
Total Provided on Site		460

PROJECT INFORMATION

INTERIOR FINISH OUT - NO EXTERIOR WORK

14854 MONFORT ROAD

OCCUPANCY GROUP: A1
 CONSTRUCTION TYPE VB

USE: RESTAURANT (EXISTING USE TO REMAIN)

TOWN OF ADDISON APPLICABLE CODES

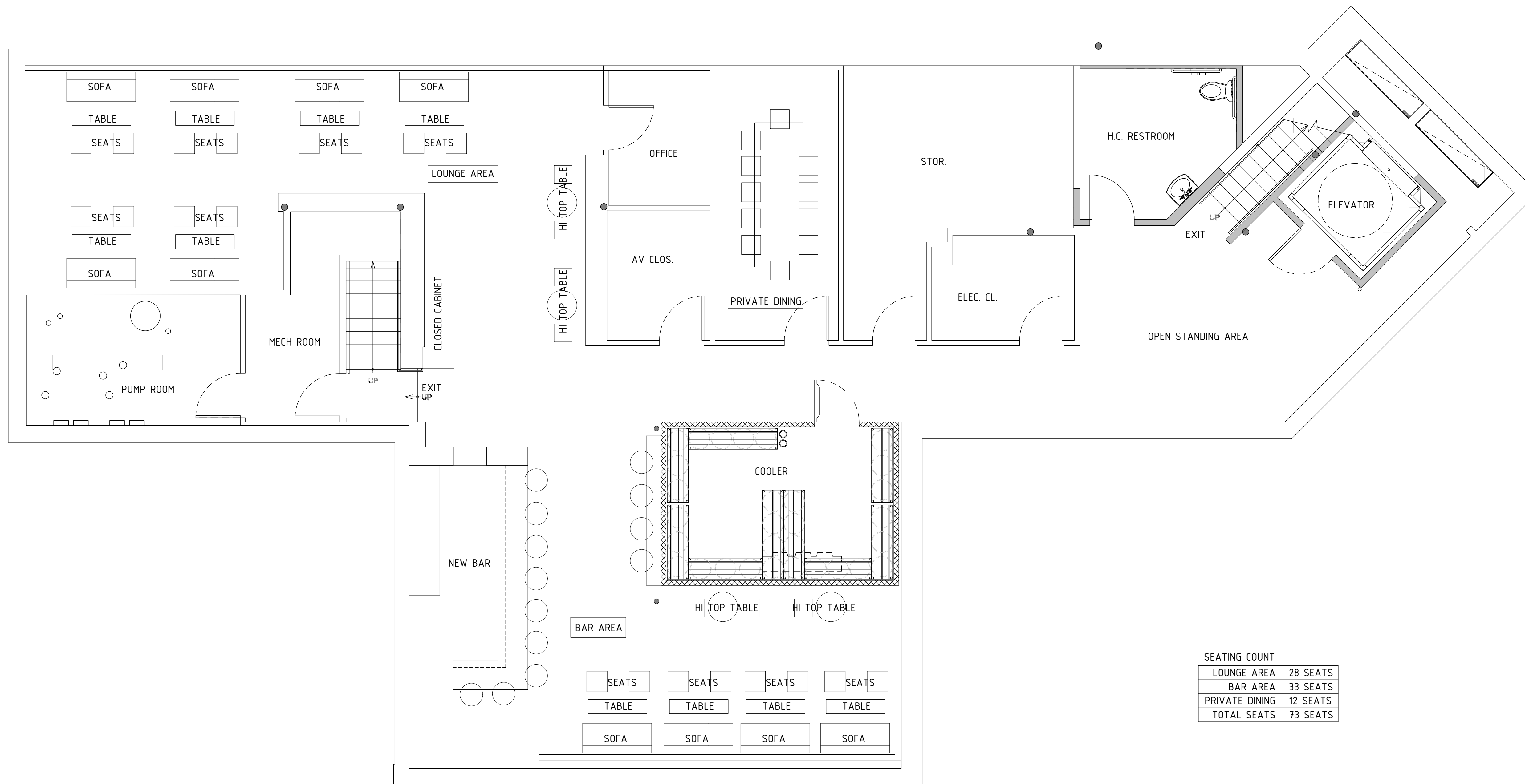
2018 INTERNATIONAL BUILDING CODE WITH TOWN AMENDMENTS
 2017 NATIONAL ELECTRIC CODE WITH TOWN AMENDMENTS
 2018 INTERNATIONAL ENERGY CODE
 TOWN OF ADDISON CODE OF ORDINANCE

SHEET INDEX

- A1.1 SUP SITE PLAN, PROJECT INFO
- A1.2 - OVERALL SITE PLAN
- A2.1 SUP BASEMENT PLAN
- A2.2 SUP GROUND FLOOR PLAN
- A2.3 - EXTERIOR ELEVATIONS

NO EXTERIOR WORK BEING PROPOSED

LANDSCAPE NOTE:
 EXISTING LANDSCAPING TO REMAIN
 ALL EXISTING LANDSCAPING SHALL BE MAINTAINED AND IN GOOD LIVING CONDITION BY THE PROPERTY OWNER



SEATING COUNT

LOUNGE AREA	28 SEATS
BAR AREA	33 SEATS
PRIVATE DINING	12 SEATS
TOTAL SEATS	73 SEATS

SQUARE FOOTAGE

LOCATION	AREA
FIRST FLOOR	
ENTRY	183 SQFT
MAIN DINING	1,117 SQFT
GAME ROOM	350 SQFT
PRIVATE DINING AREA	524 SQFT
BAR DINING 1	1,957 SQFT
BAR DINING 2	961 SQFT
BAR	139 SQFT
KITCHEN / BOH	2,315 SQFT
TOTAL	7,546 SQFT
BASEMENT LEVEL	
DINING ROOM	511 SQFT
BOH	2,226 SQFT
TOTAL	2,737 SQFT
INTERIOR TOTAL	10,272 SQFT

EXTERIOR	
DINING PATIO	1,286 SQFT
BAR PATIO	544 SQFT
EXTERIOR TOTAL	1,830 SQFT

GROSS SQ. FT. **12,557**

1 SUP FLOOR PLAN - BASEMENT LEVEL
1/4" = 1'-0"

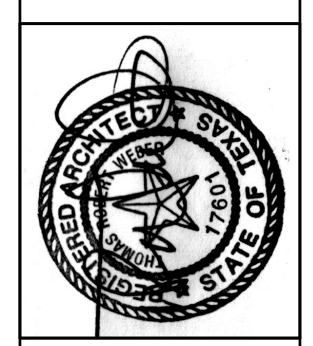
1841-SUP

LEGAL DESCRIPTION
5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON DALLAS COUNTY, TEXAS

OWNER
PRESTONWOOD POND
14864 MONIFORT RD
ADDISON, TX 75254
MICHAEL@SAS-REALSTATE.COM

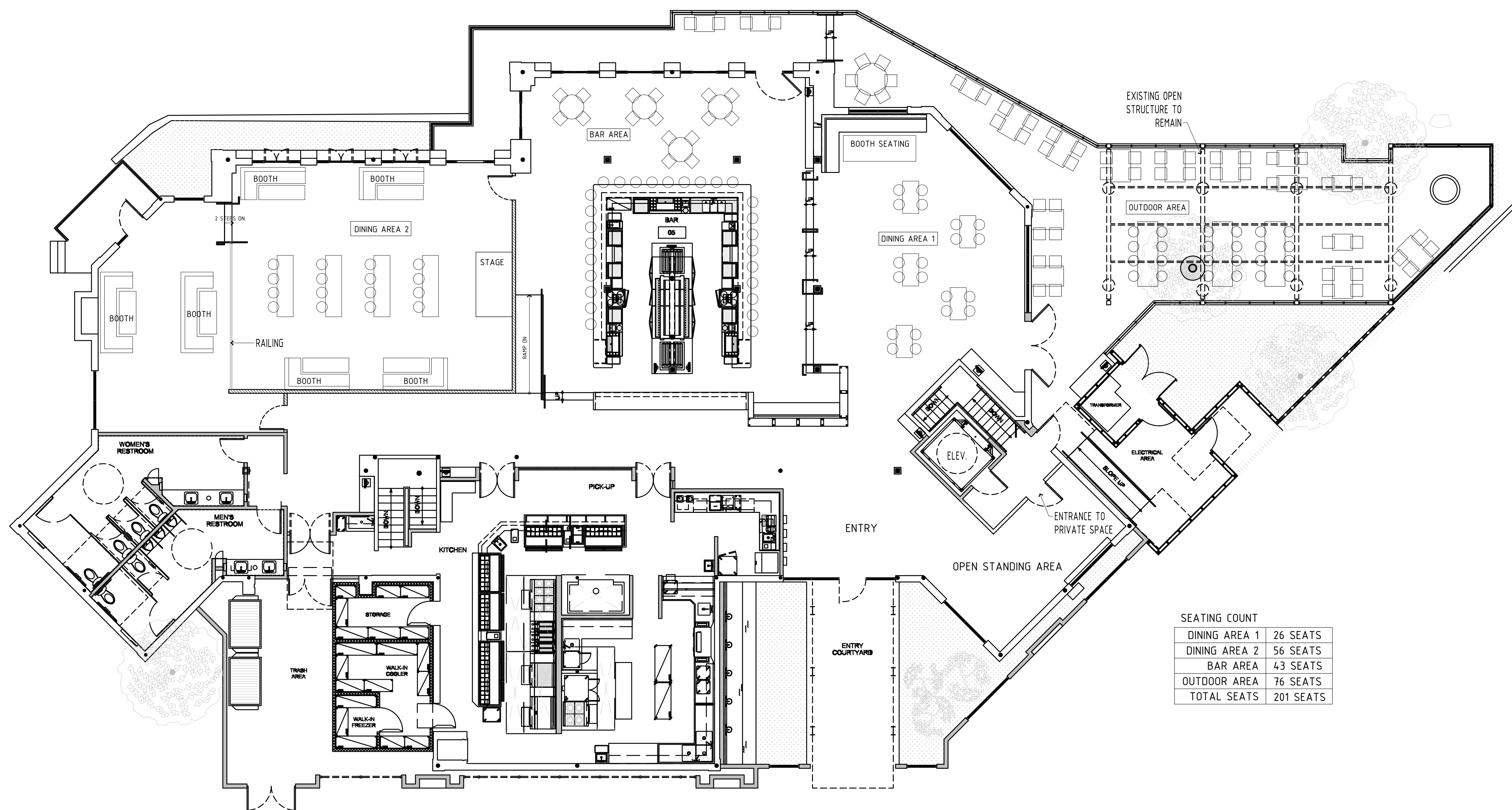
TENANT
TK'S PLACE, LLC
14864 MONIFORT RD
ADDISON, TX 75254
TKCONNEDY@GMAIL.COM

DESIGN TEAM
THOMAS WEBER ARCHITECTURE
7811 LOVERS LANE
DALLAS, TX 75225
TOM@THOMASWEBER.COM



DATE
NOV. 10, 2021
SUP SUBMITTAL

SHEET
A2.1



SEATING COUNT	
DINING AREA 1	26 SEATS
DINING AREA 2	56 SEATS
BAR AREA	43 SEATS
OUTDOOR AREA	76 SEATS
TOTAL SEATS	201 SEATS

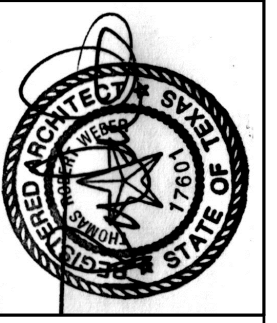
SQUARE FOOTAGE	
LOCATION	AREA
FIRST FLOOR	
ENTRY	183 SQFT
MAIN DINING	1,117 SQFT
GAME ROOM	350 SQFT
PRIVATE DINING AREA	524 SQFT
BAR DINING 1	1,957 SQFT
BAR DINING 2	961 SQFT
BAR	139 SQFT
KITCHEN / BOH	2,315 SQFT
TOTAL	7,546 SQFT
BASEMENT LEVEL	
DINING ROOM	511 SQFT
BOH	2,226 SQFT
TOTAL	2,737 SQFT
INTERIOR TOTAL	10,272 SQFT

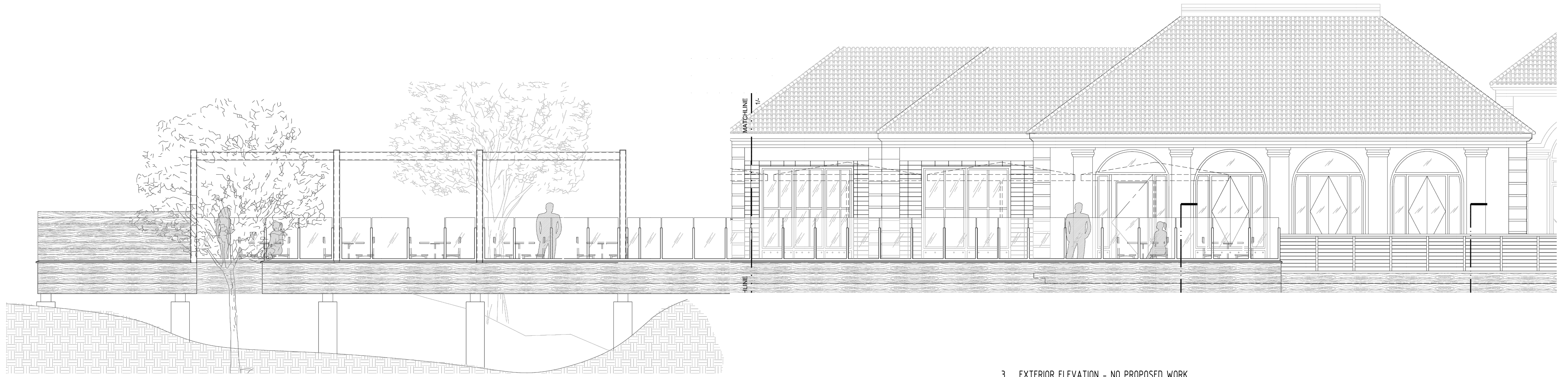
EXTERIOR	
LOCATION	AREA
DINING PATIO	1,286 SQFT
BAR PATIO	544 SQFT
EXTERIOR TOTAL	1,830 SQFT

GROSS SQ. FT. 12,557

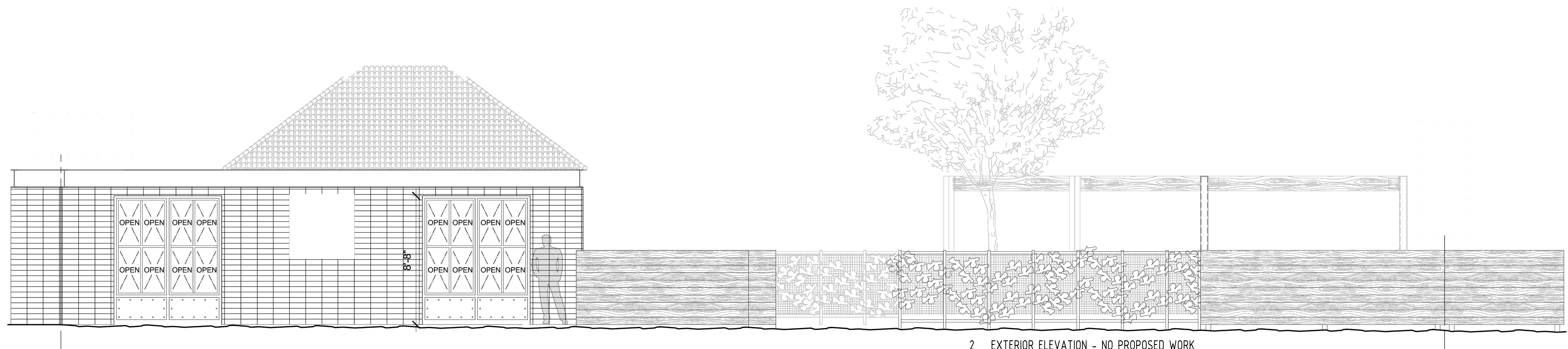
1 SUP FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0"

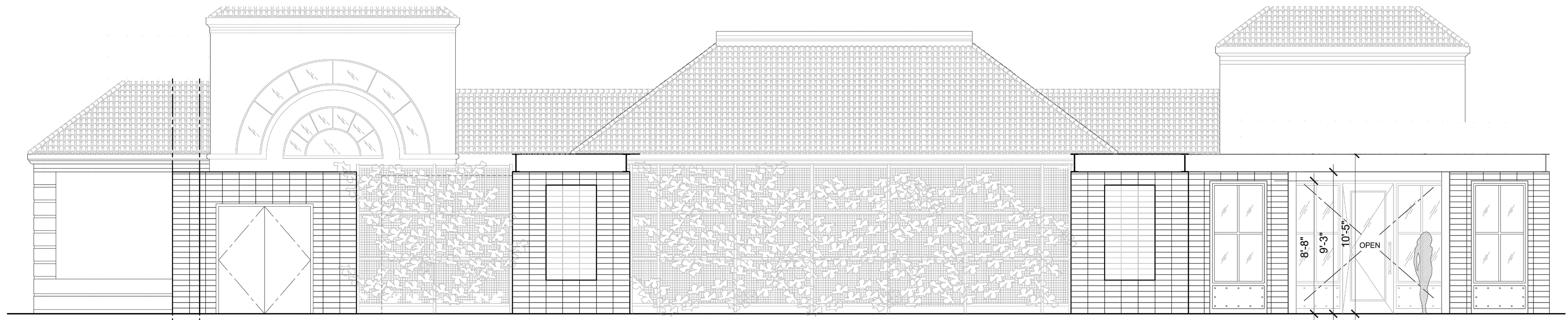




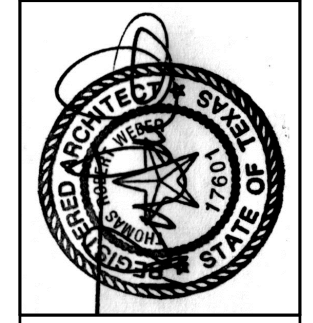
3 EXTERIOR ELEVATION - NO PROPOSED WORK
3/32" = 1'-0"

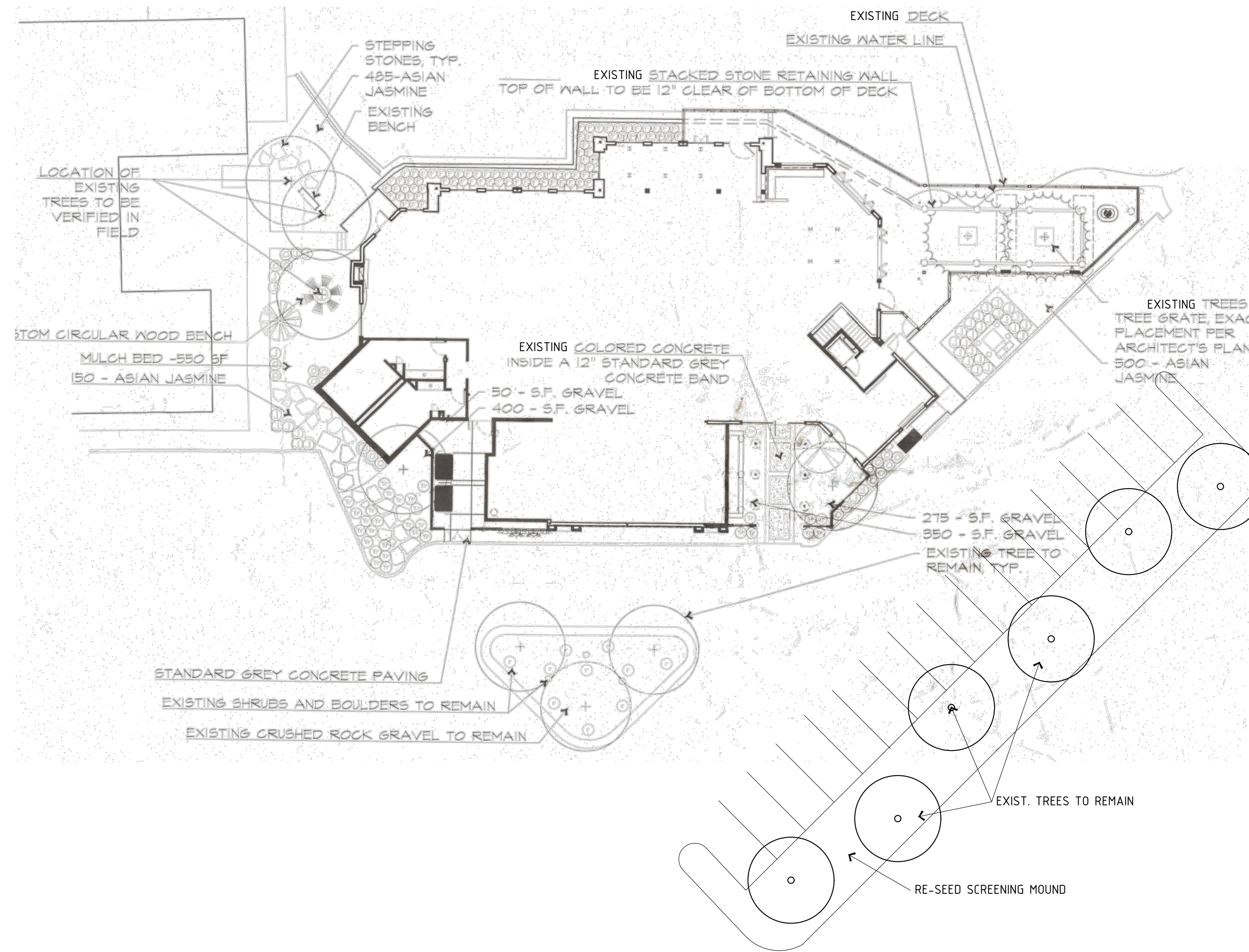


2 EXTERIOR ELEVATION - NO PROPOSED WORK
3/32" = 1'-0"



1 EXTERIOR ELEVATION - NO PROPOSED WORK
3/32" = 1'-0"





Landscape Maintenance Notes

Condition of Landscape Areas:
All landscaped areas shall be maintained in a clean, sanitary condition. Landscaped areas shall be trimmed, free of weeds, with trees, groundcover and grass in a healthy, living and growing condition at all times.

a.
The owner of the property shall be responsible for maintaining the landscaping required by this section. Plant material shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials, which die, shall be replaced with healthy plant material of similar variety and meeting the size requirements contained herein.

b.
The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance of landscaping.

c.
Plant materials, which exhibit evidence of insects, pests, disease, and/or damage shall be appropriately treated, and dead plants properly removed and replaced within the next planting season.

d.
All landscaping shall be subject to periodic inspection.

e.
Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent shall be considered in violation of the terms of the building permit and this section.

f.
No open burning of brush, timber and/or vegetation, except as permitted by the Tyler Fire Department, shall be allowed.

DESIGN TEAM	THOMAS WEBER ARCHITECTURE 7811 LOVERS LANE DALLAS, TX 75225 TOM@THOMASWEBER.COM	TENANT	TK'S PLACE, LLC 14864 MONFORD RD ADDISON, TX 75254 TKOCONNEDY@GMAIL.COM	OWNER	PRESTONWOOD POND 14860 MONFORD RD ADDISON, TX 75254 MICHAEL@SAS-REALSTATE.COM	LEGAL DESCRIPTION	5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON DALLAS COUNTY, TEXAS	1841-SUP
		DATE		NOV. 10, 2021		SHEET		L1.0
		SUP SUBMITTAL						

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14450 Marsh Lane, currently Zoned Local Retail (LR), for a Special Use Permit (SUP) to allow a Day Nursery.** Case 1842-SUP/14450 Marsh Lane (Tierra Encantada).

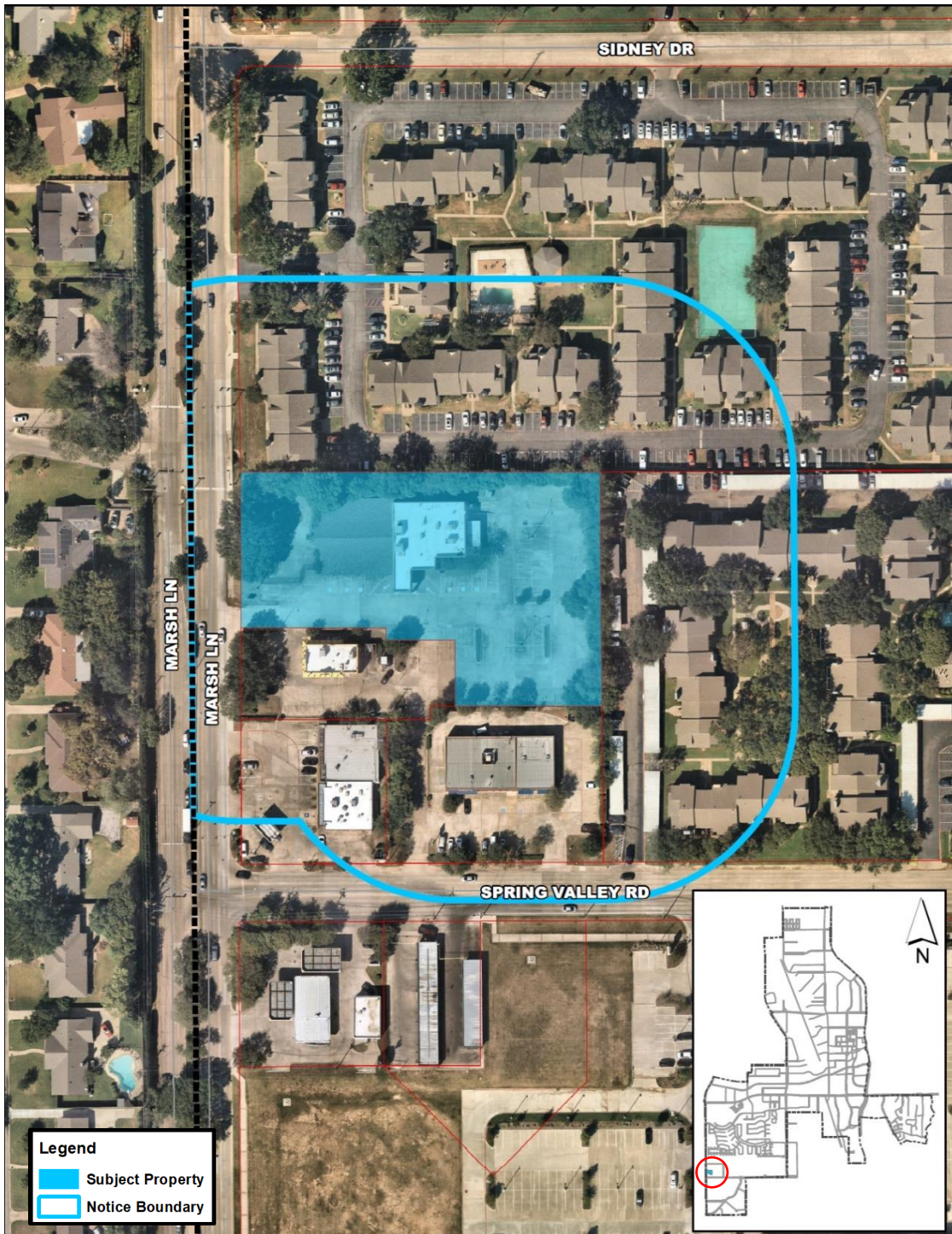
Attachments

1842-SUP Staff Report
1842-SUP Plans

1842-SUP

PUBLIC HEARING Case 1842-SUP/14450 Marsh Lane (Tierra Encantada). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for Property Located at 14450 Marsh Lane, currently Zoned Local Retail (LR), for a Special Use Permit (SUP) to allow a Day Nursery.

LOCATION MAP





November 12, 2021

STAFF REPORT

RE: 1842-SUP/14450 Marsh Lane (Tierra Encantada)
LOCATION: 14450 Marsh Lane
REQUEST: Approval of a Special Use Permit for a day nursery.
APPLICANT: Amanda Bocchinfuso, M+A Architects
DISCUSSION:

Background: A day nursery is proposed in an existing, vacant building located on the east side of Marsh Lane, approximately 250 feet north of Spring Valley Road. This property is zoned Local Retail (LR) District.

The subject building was previously occupied by an adult education facility, ELS Language Center, and a Special Use Permit (SUP) for a day nursery (Brilliance Pre-School, Inc.) was previously approved by Ordinance No. 095-043 and amended by Ordinance No. 099-022. These uses vacated the property several years ago, and the building has remained vacant since those departures.

Tierra Encantada Spanish Immersion Childcare & Preschool is a franchise with 6 existing locations in several states. It opened its first location in 2013 and is expected to open 2 locations in the Houston area. Tierra Encantada offers childcare for children ranging from 6 weeks to 6 years of age with a focus on bilingual education that fosters early cognitive development and diversity within a curated curriculum.

Proposed Plan: The applicant is requesting approval of an SUP for a day nursery that would occupy the existing building and has proposed improvements to the site, which include the addition of playground facilities, landscape improvements, minor building façade improvements, and interior renovations.

The floor plan accommodates 10,599 square feet for ten classrooms for the various age ranges, (infant, toddler, and preschool) and supporting area which includes an indoor playroom, kitchen, administrative offices, and a breakroom. It is anticipated that there will be a maximum of 153 students and 27 staff members (1 to 2 staff members for each classroom and administrative staff). There are two outdoor playground areas, on the north side and west side of the building, that will be resurfaced with poured safety surface and playground equipment.

Parking: The Town's zoning ordinance does not establish required parking for day nursery uses; however, the site is sufficiently parking to serve the operations of the business. The site will provide a total of 89 parking spaces, which results in a parking ratio of 1 parking space per 120 square feet of building floor area.

Uses such as day nurseries or schools typically required parking based on assembly area (cafeteria, gym, etc.) capacity or anticipated personnel. Given that the school plans to retain 27 staff members and that parking turnover will be frequent due to most site parking demand being generated by student drop off and pickup, Staff believes that the proposed parking will exceed parking demand for the site.

Exterior Facades: The existing building is primarily comprised of brick façade materials, which the applicant will not be changing. The applicant will be doing some aesthetic and maintenance improvements to the exterior of the building by replacing the exiting storefront, doors, and windows, removing existing light fixtures mounted along the roof, and repainting an existing walk-in cooler on the east side of the building.

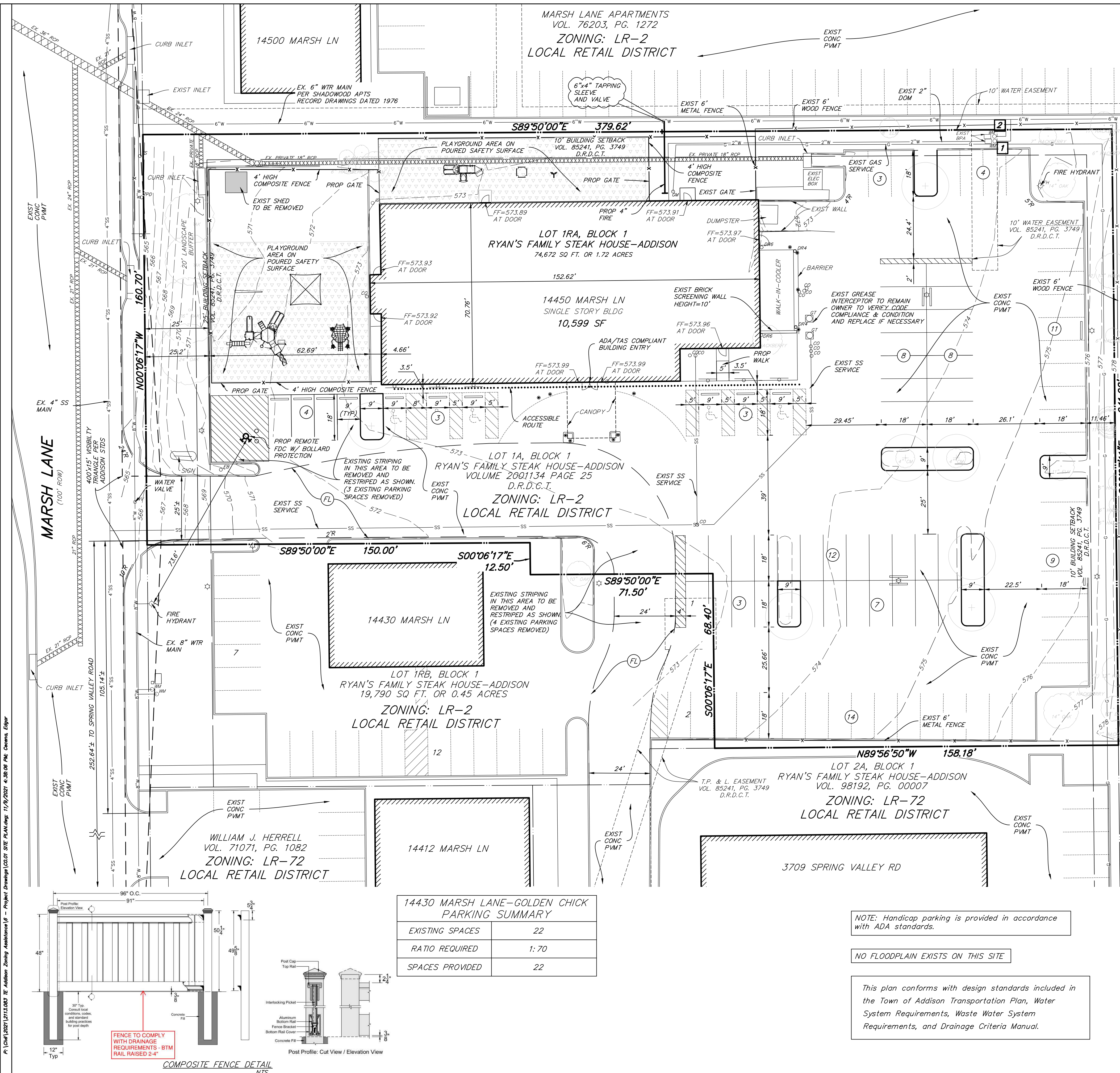
Landscaping: The landscape plan shows the preservation of existing landscaping, including along the Marsh Lane frontage and portions of the landscape buffer to the north and east, adjacent to the existing multi-family neighborhoods. At the recommendation of the Town's landscape architect, the landscape buffer that is within the playground area on the north side of the building, will be replaced with Nellie R Stevens holly to eliminate potential toxic risk associated with existing Red Tip Photinia plantings. Additionally, the applicant is providing landscape area encompassing 28 percent of the property and will plant additional trees within the parking lot to comply with the Town's landscape ordinance.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

This new day nurse represents positive reinvestment in the Marsh Lane corridor and will provide a needed service to area residents.

Staff recommends approval of the request, subject to the following conditions:

- Existing SUP Ordinance No. O95-043 and amending SUP Ordinance No. O99-022 are repealed upon issuance of a Certificate of Occupancy for the proposed use.
- The applicant shall provide staff with proof of state childcare license prior to issuance of a Certificate of Occupancy.

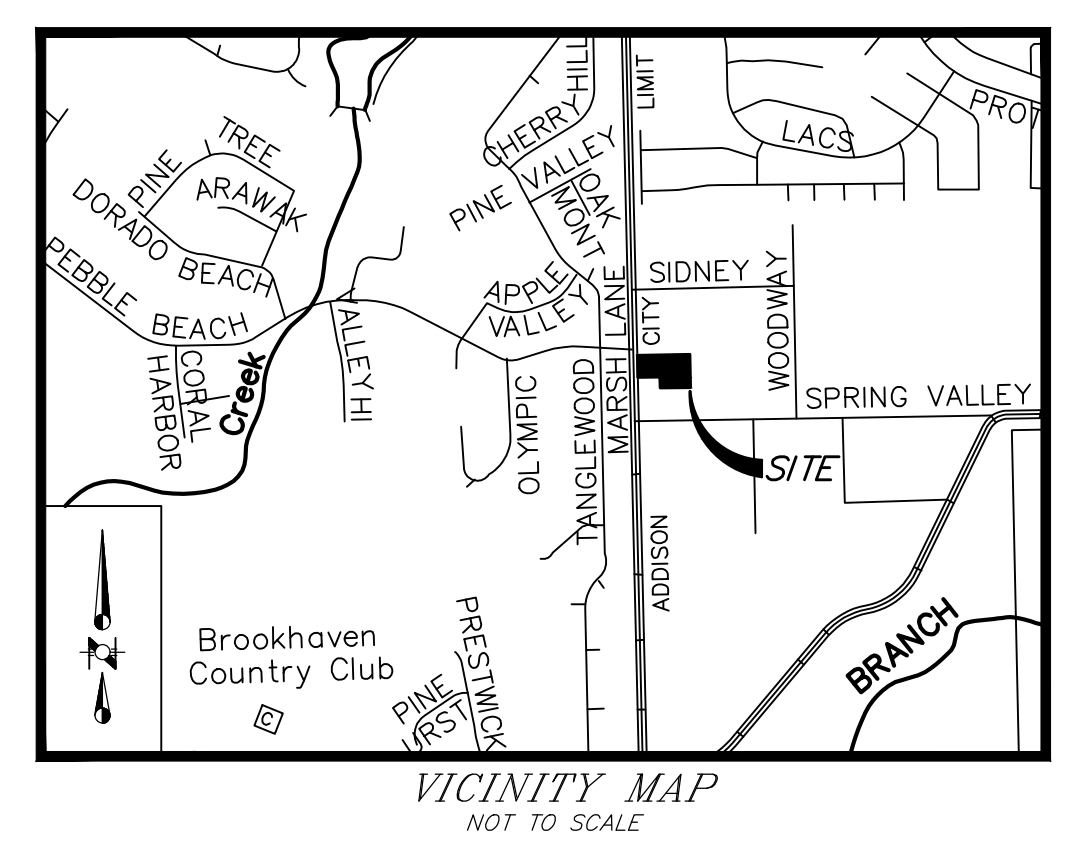


ZONING: LR-72
 LOCAL RETAIL DISTRICT
 LOTS 11-21 & PLOT 22, BLOCK 1
 McNEIL REAL ESTATES FUND IX
 VOL. 80010, PG. 2766

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
LOT AREA	1.72 ACRES (74,672 SF)
CURRENT ZONING	LR-2
BUILDING USE	1-4 DAYCARE FACILITY
BUILDING HEIGHT	APPROX 19'-0"
TOTAL BUILDING SF	10,599 SF
IMPERVIOUS SURFACE	57,317 SF
PARKING SUMMARY	
EXISTING SPACES	90
RATIO REQUIRED	1:120
SPACES REMOVED	1
SPACES PROVIDED	89
STALL SIZE	9'x18.0'
aisle width	22.0' MIN
USEABLE OPEN SPACE REQUIRED	14,934 SF
USEABLE OPEN SPACE PROVIDED	21,480 SF
LOT COVERAGE	0.14

WATER METER TABLE			
ID	TYPE	SIZE	REMARK
1	DOM	2"	EXIST
2	IRR	1.5"	EXIST

- 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 conflicts 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.



LEGEND

.....	PROPERTY LINE
-----	EASEMENT LINE
	BUILDING
-----	CONCRETE
-----	FENCE LINE
X X X X	LIGHT STANDARD
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
CO	CLEAN OUT
TPD	TELEPHONE PEDESTAL
E/C	ELECTRIC CONDUIT
GT	GREASE TRAP
GM	GAS METER
EB	ELECTRIC BOX
TS	TRAFFIC SIGNAL
DR#	AREA DRAIN AND SIZE IN INCHES
.....	SIGN
.....	BOLLARD
4"SS	SEWER LINE
4"SS	STORM SEWER LINE
8"W	WATER LINE
550	EXISTING CONTOUR LINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
(FL)	FIRE LANE
.....	ACCESSIBLE ROUTE

14430 MARSH LANE-GOLDEN CHICK PARKING SUMMARY

EXISTING SPACES	22
RATIO REQUIRED	1:70
SPACES PROVIDED	22

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

NO FLOODPLAIN EXISTS ON THIS SITE

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.

OWNER:
 TERRA ENCANTADA
 KRISTEN DENZER
 2700 30TH AVE S
 MINNEAPOLIS, MN 55406
 (612)398-7479

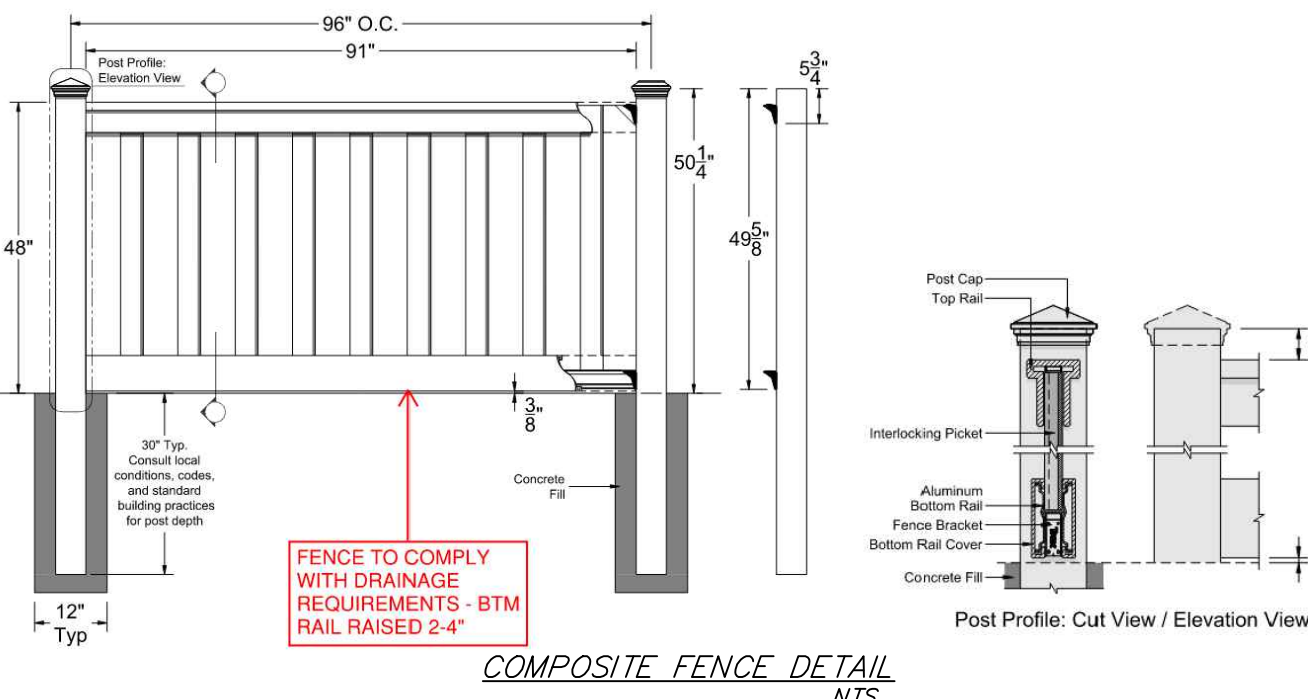
ARCHITECT:
 M+A ARCHITECTS
 AMANDA BOCCHINFUSO, PMP
 775 YARD STREET
 SUITE 325
 COLUMBUS, OH 43212
 (614)764-0407

CIVIL ENGINEER:
 RLG CONSULTING ENGINEERS
 PHILLIP BRUGGER, PE
 12001 N. CENTRAL EXP.
 SUITE 300
 DALLAS, TEXAS 75243
 (214)739-8100

BENCHMARKS:
 BM#1: SQUARE CUT ON THE WEST END OF A MEDIAN NOSE, CENTER OF BELT LINE ROAD, 50'± EAST OF BELT LINE ROAD, AS SHOWN. ELEVATION=620.16'
 BM#2: SQUARE CUT ON THE WEST END OF A MEDIAN NOSE, CENTER OF BELT LINE ROAD, DIRECTLY NORTH OF "LA MADRINE" AT PRESTONWOOD PLACE DRIVEWAY, 550'± EAST OF MONFORT DRIVE, AS SHOWN. ELEVATION=598.79'

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 5601 BRIDGE STREET #420 FORT WORTH, TX 76112
 WWW.RLGINC.COM TPBE FIRM REG. F-493

SITE PLAN					
TIERRA ENCANTADA					
14450 MARSH LANE					
BLOCK 1, LOT 1RA, 1.72 ACRES					
RYAN'S FAMILY STEAK HOUSE-ADDISON SURVEY ABSTRACT NO. 2001134					
CITY OF ADDISON, DALLAS COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	11/09/21	2113	083	C0.01



P:\CWA\2021\11\11\083 TE Addison Zoning Assistance 16 - Project Drawings\CD01 SITE PLAN.dwg 11/9/2021 4:38:06 PM C:\Users\Edgar

B PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

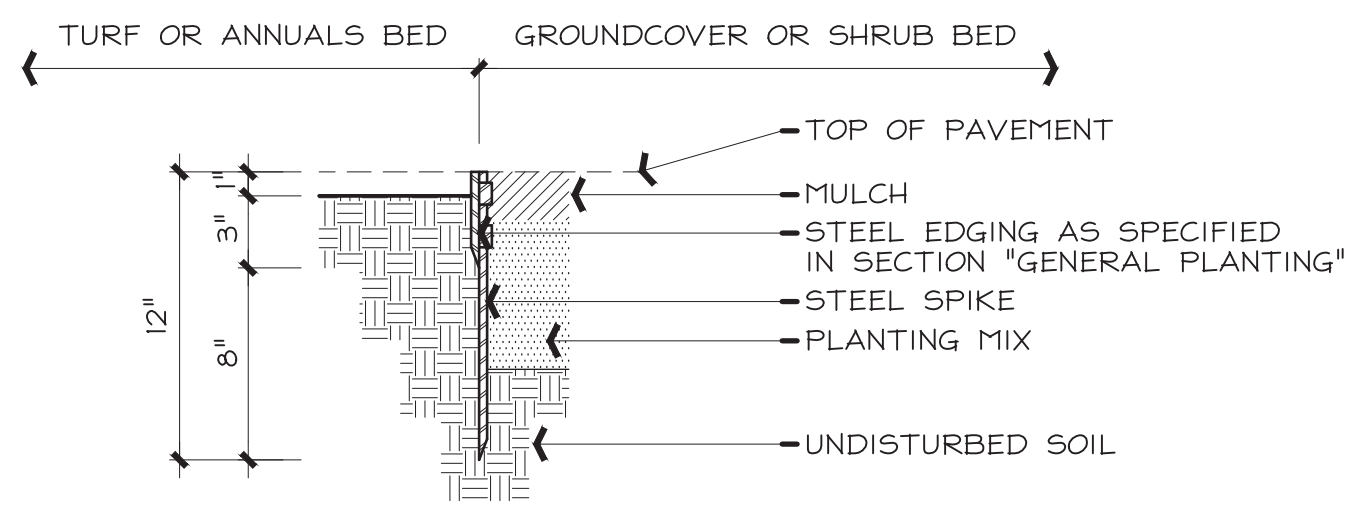
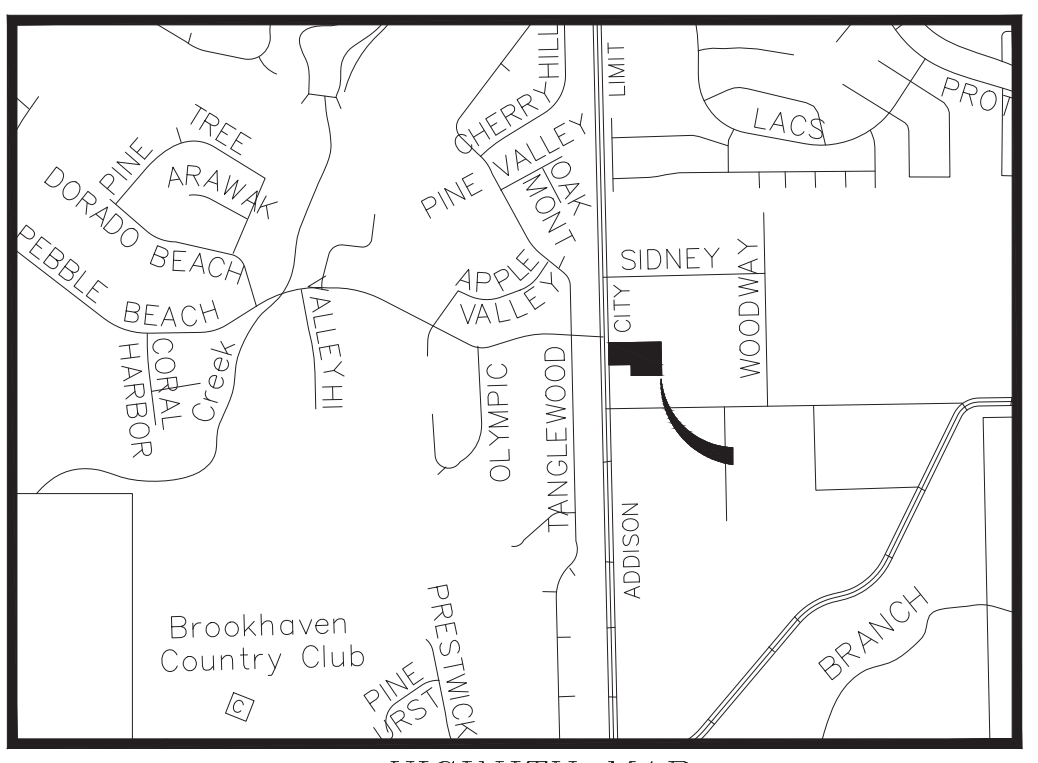
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QTY.
QUERCUS VIRGINIANA	LIVE OAK	4"-4 1/2" CALIPER, 14' - 16' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	1
ULMUS CRASSIFOLIA	CEDAR ELM	4"-4 1/2" CALIPER, 14' - 16' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	6
ILEX BURFORDII 'NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	10
ILEX X NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	7 GALLON	48" ON CENTER	54
CYNDOA SPP.	BERMUDA GRASS - SOLID SOD			

C ORDINANCE REQUIREMENTS - ADDISON

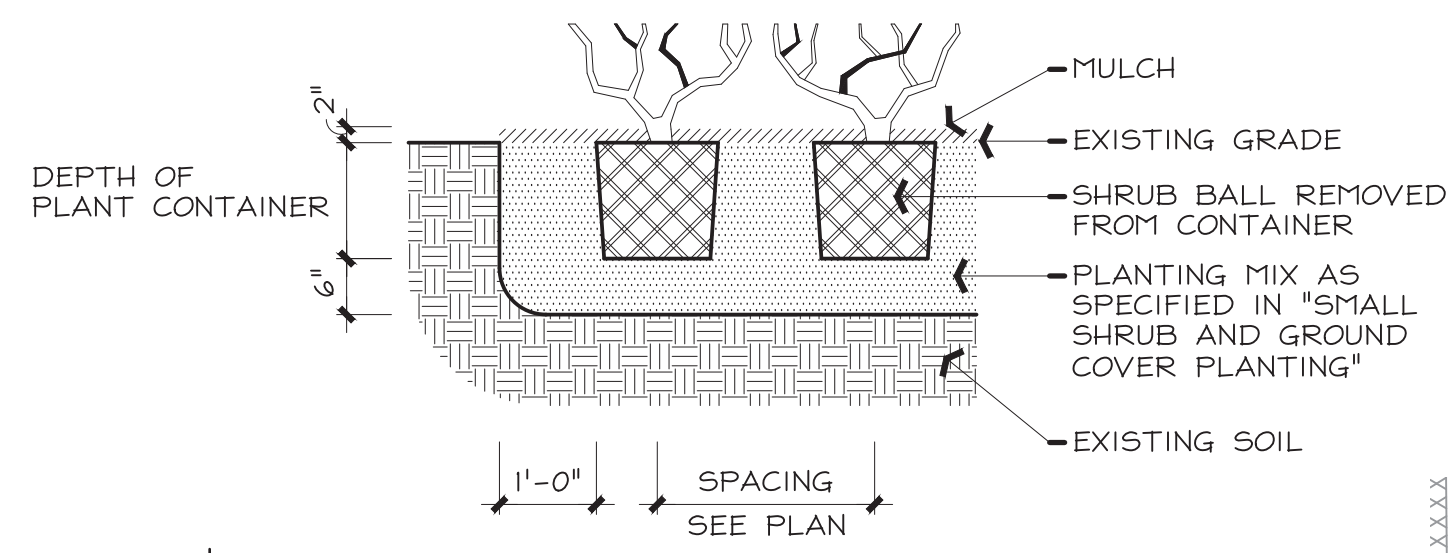
1. 20% OPEN SPACE	74,672 ± .20	14,934	50. FT. REQUIRED
		21,480	50. FT. PROVIDED
		28%	TOTAL OPEN SPACE
2. STREET BUFFER		4	3" CALIPER TREE REQUIRED
MARSH LANE - 1 TREE PER 30 LINEAR FEET	135 / 30'	4	EXISTING TREE < 3" CALIPER
20' BUFFER PROVIDED		4	
3. PARKING LOT SCREENING		10	SHRUBS REQUIRED
MARSH LANE - 3 1/2 SHRUB PER 30 LINEAR FEET	20 / 30'	10	NEW SHRUBS PROVIDED
4. INTERIOR PARKING ALL PARKING SPACES WITHIN 50' OF TREE		6	TREES REQUIRED
		6	TREES PROVIDED
5. PERIMETER PLANTING		37,500	SQUARE FEET OF PARKING
NORTH - 1 TREE PER 40 LINEAR FEET	90 / 40'	4,895	OPEN SPACE WITHIN PARKING
		13%	PARKING LOT OPEN SPACE
EAST - 1 TREE PER 40 LINEAR FEET	230 / 40'	2	3" CALIPER TREE REQUIRED
		2	EXISTING TREE < 3" CALIPER
		6	3" CALIPER TREE REQUIRED
		6	EXISTING TREE < 3" CALIPER

D PREPARATION GENERAL NOTES

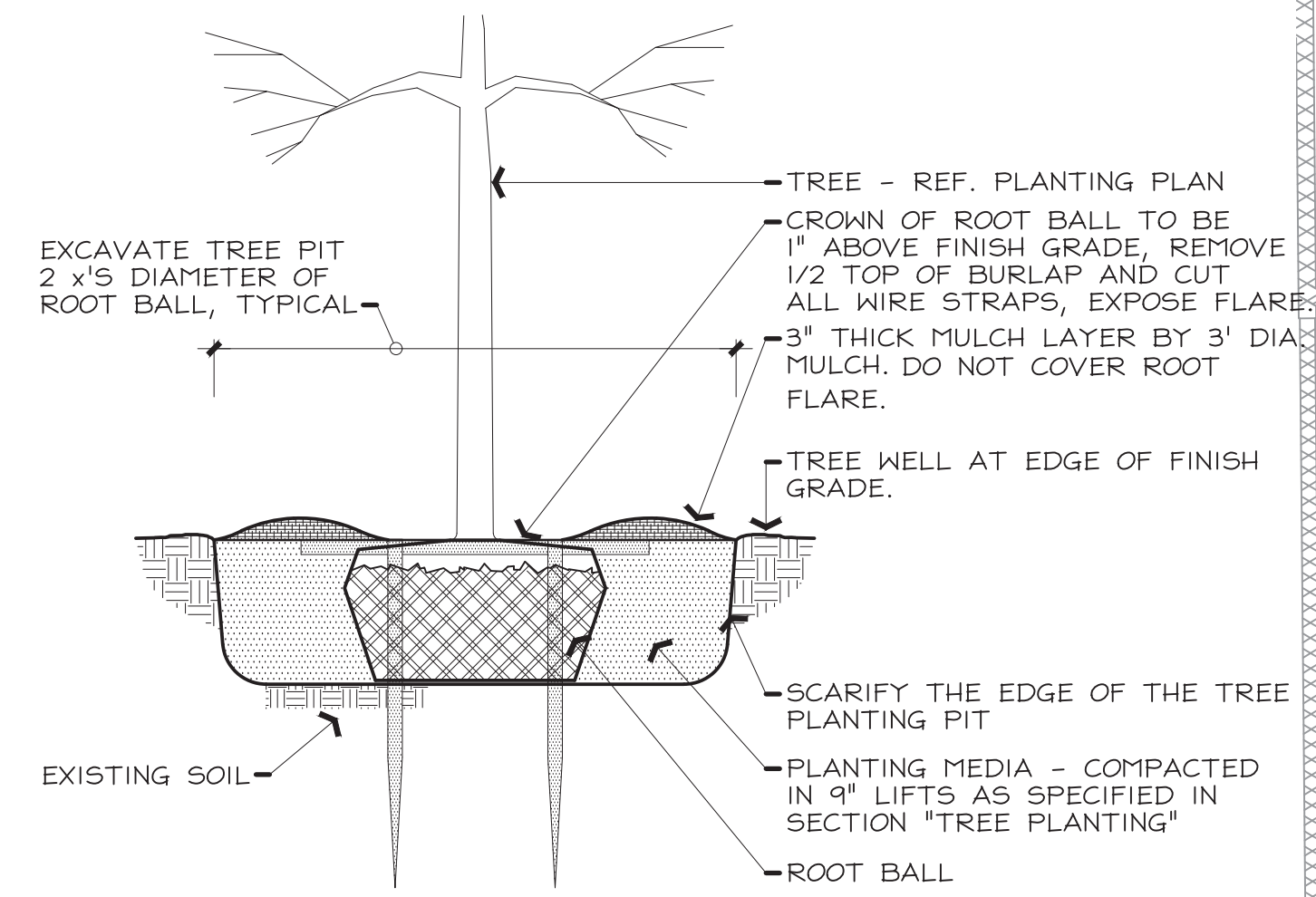
- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- NO EXISTING TREES TO BE REMOVED.



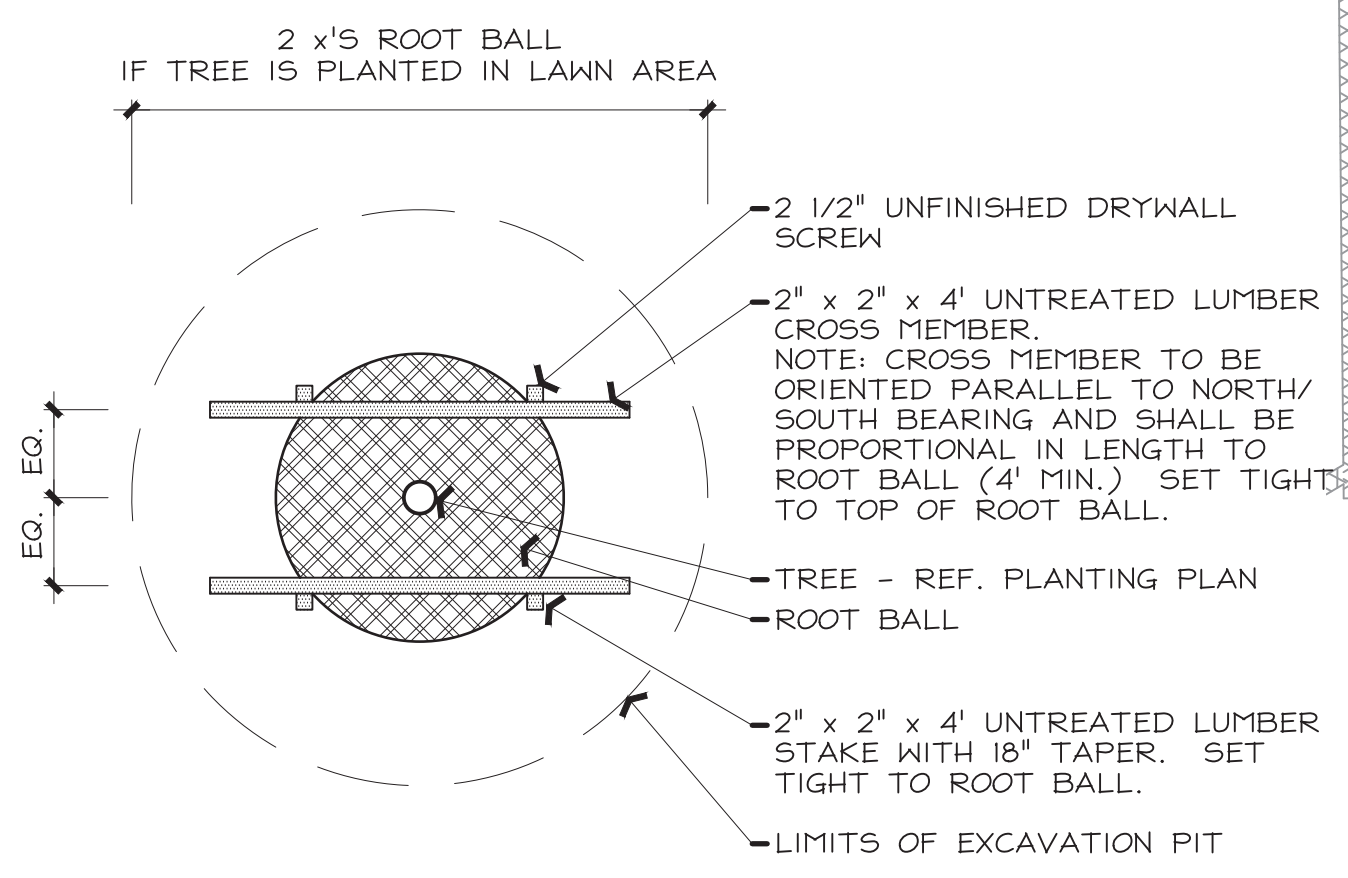
E STEEL EDGING - SECTION
1 1/2" = 1'-0"



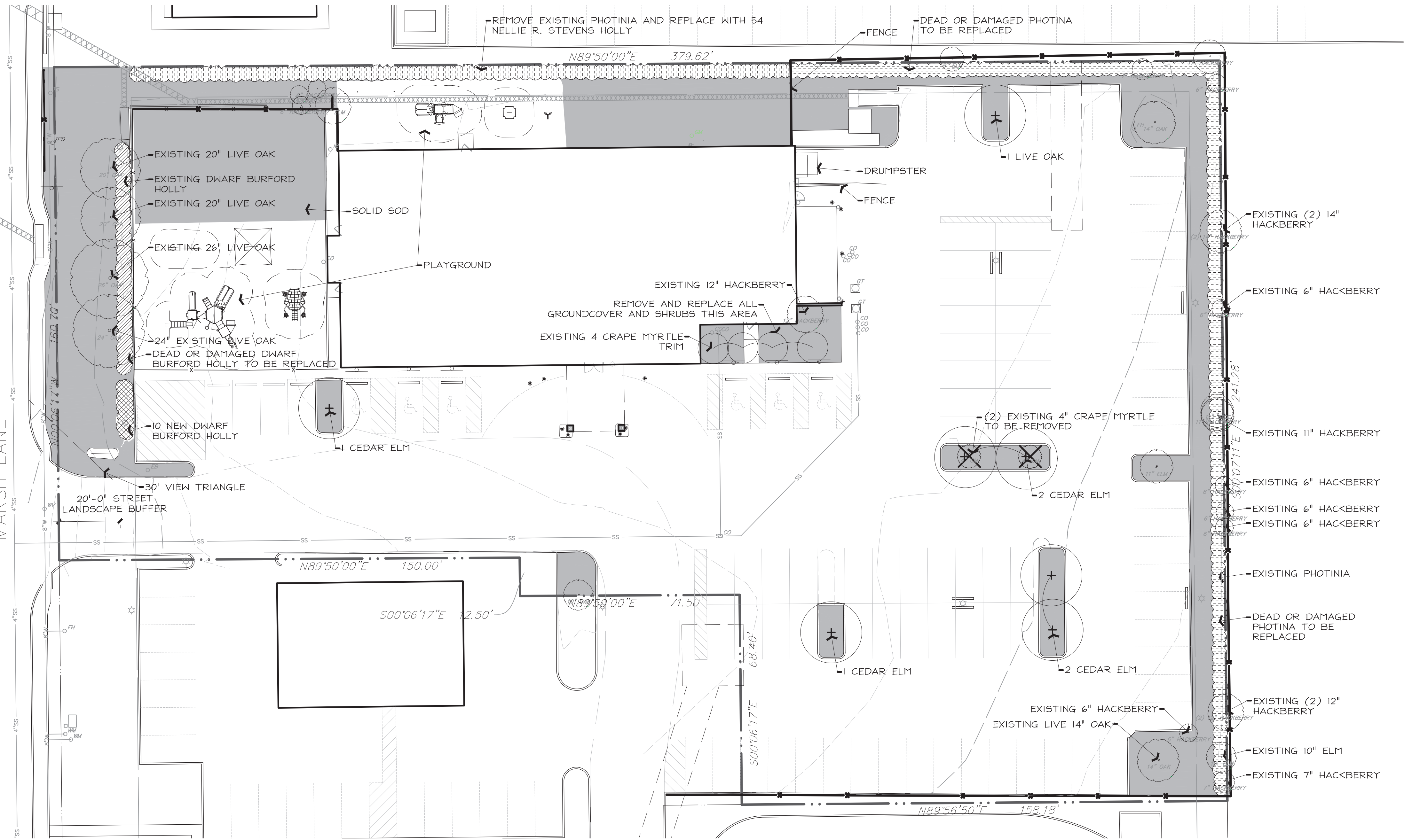
F SHRUB PLANTING - SECTION
1/2" = 1'-0"



G TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0"



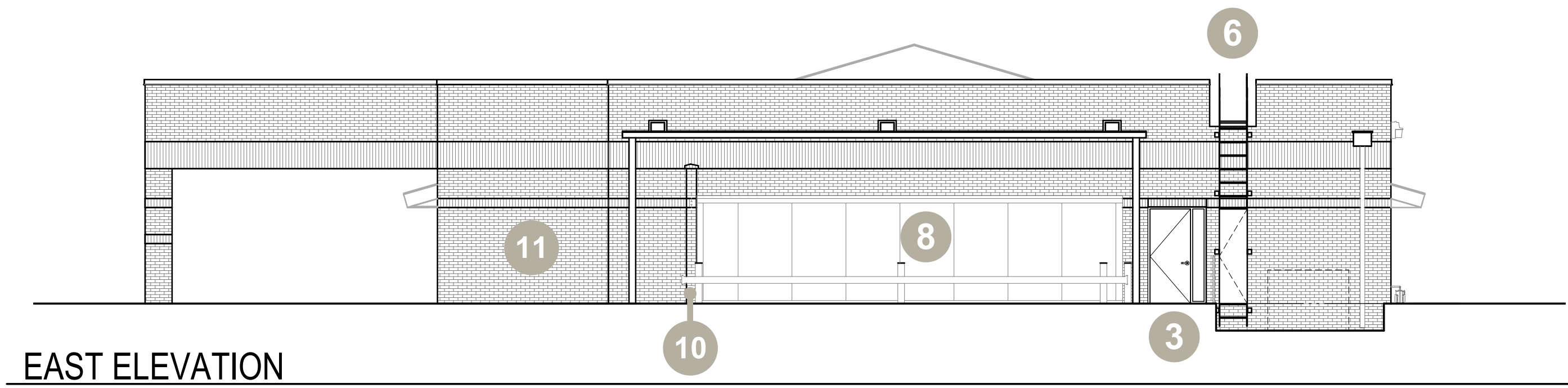
H TYPICAL TREE STAKING - PLAN
1/2" = 1'-0"



A LANDSCAPE PLAN
1" = 20'-0"

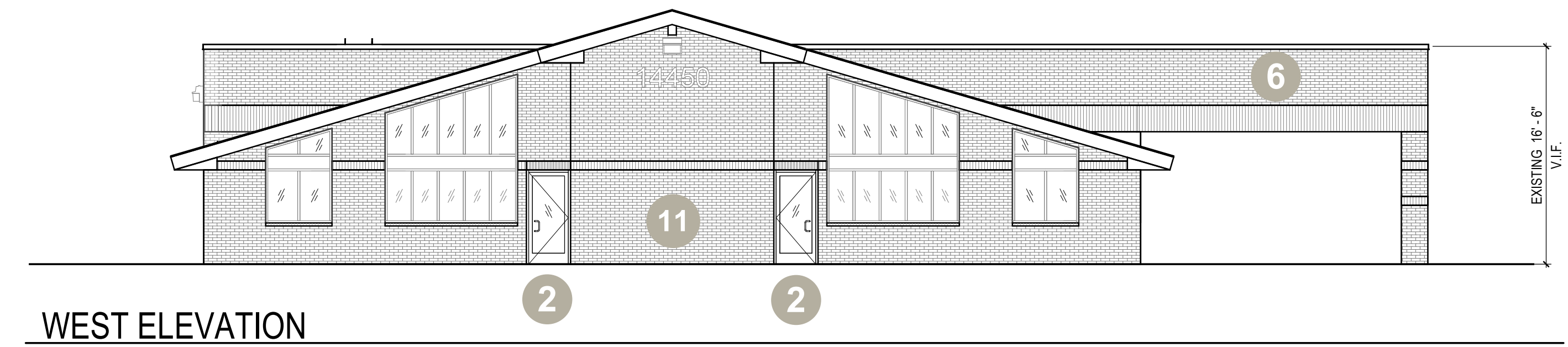
FACADE PLAN NOTES

- A. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSE ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES..
- B. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- C. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- D. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- E. ROOF ACCESS SHALL BE PROVIDED PER 2018 IBC 1011.12, EXCEPTION 1.



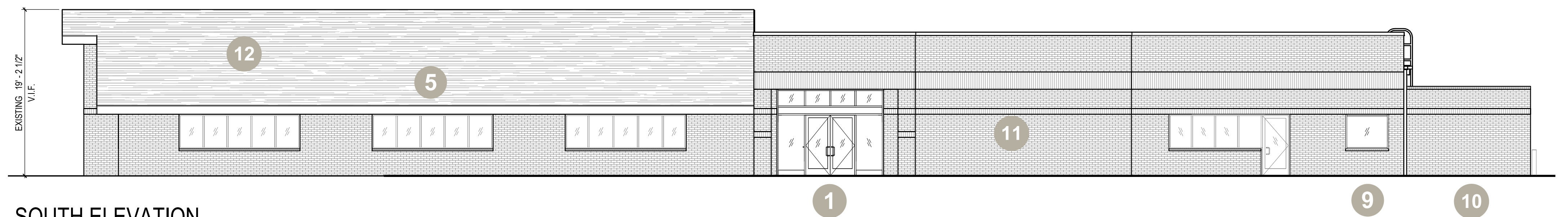
EAST ELEVATION

1/8" = 1'-0"



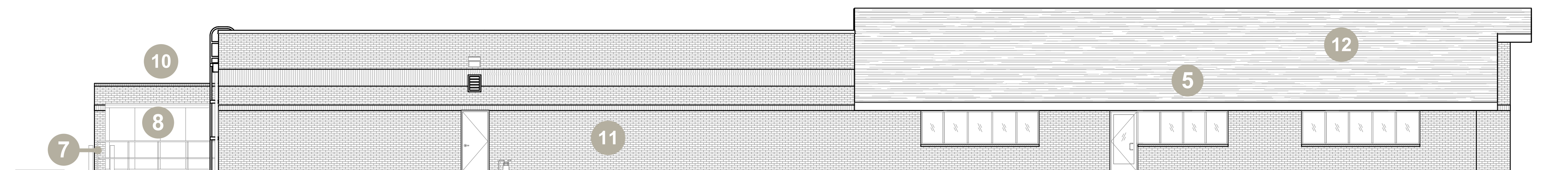
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. NEW STOREFRONT WITH CENTERED DOUBLED DOOR IN EXISTING OPENING, TO MATCH EXISTING STOREFRONT.
2. NEW STOREFRONT DOORS TO REPLACE EXISTING.
3. EXISTING SERVICE DOOR TO BE REPLACED WITH HOLLOW METAL DOOR WITH GLASS SIDELITE.
4. EXISTING LIGHT FIXTURES ALONG ROOF LINE TO BE REMOVED.
5. NEW EXTERIOR ILLUMINATED CHANNEL LETTER SIGN TO BE PROVIDED.
6. EXISTING EXTERIOR MOUNTED ROOF LADDER TO BE REPLACED WITH NEW GATE PROTECTED ROOF LADDER, IN PLACE OF EXISTING.
7. EXISTING RAILING TO REMAIN AND BE REPAINTED.
8. EXISTING WALK-IN COOLER TO REMAIN AND BE REPAINTED.
9. ALTERNATE OPTION FOR ADDITIONAL STOREFRONT GLAZING TO MATCH EXISTING.
10. EXISTING BRICK SCREEN WALL TO REMAIN
11. EXISTING BRICK FACADE TO REMAIN.
12. EXISTING SHINGLED ROOF TO REMAIN.

© 2021, M+A Architects | artist: illustration only - not for construction



APPLICANT:
TIERRA ENCANTADA
KRISTEN DENZER, OWNER & CEO
2700 30TH AVE. S.
MINNEAPOLIS, MN 55406
P: 612-398-7479

PROPERTY OWNER: SM&RG, LLC
SADRUDDIN GILLANI
2221 GATSBY WAY
CARROLLTON, TX 75010
P: 469-939-4188

ARCHITECT: M+A ARCHITECTS
AMANDA BOCHINFUSO, PMP (PROJECT MGR)
775 YARD ST., STE 325
COLUMBUS, OH 43212
P: 614-764-0407

CIVIL: RLG
EDGAR CECENA, EIT (PROJECT MGR)
12001 N. CENTRAL EXP, STE 300
DALLAS, TX 75243
P: 214-739-8100

TIERRA ENCANTADA - ADDISON, TX

EXTERIOR ELEVATIONS

14450 MARSH LANE
ADDISON, TX 75001

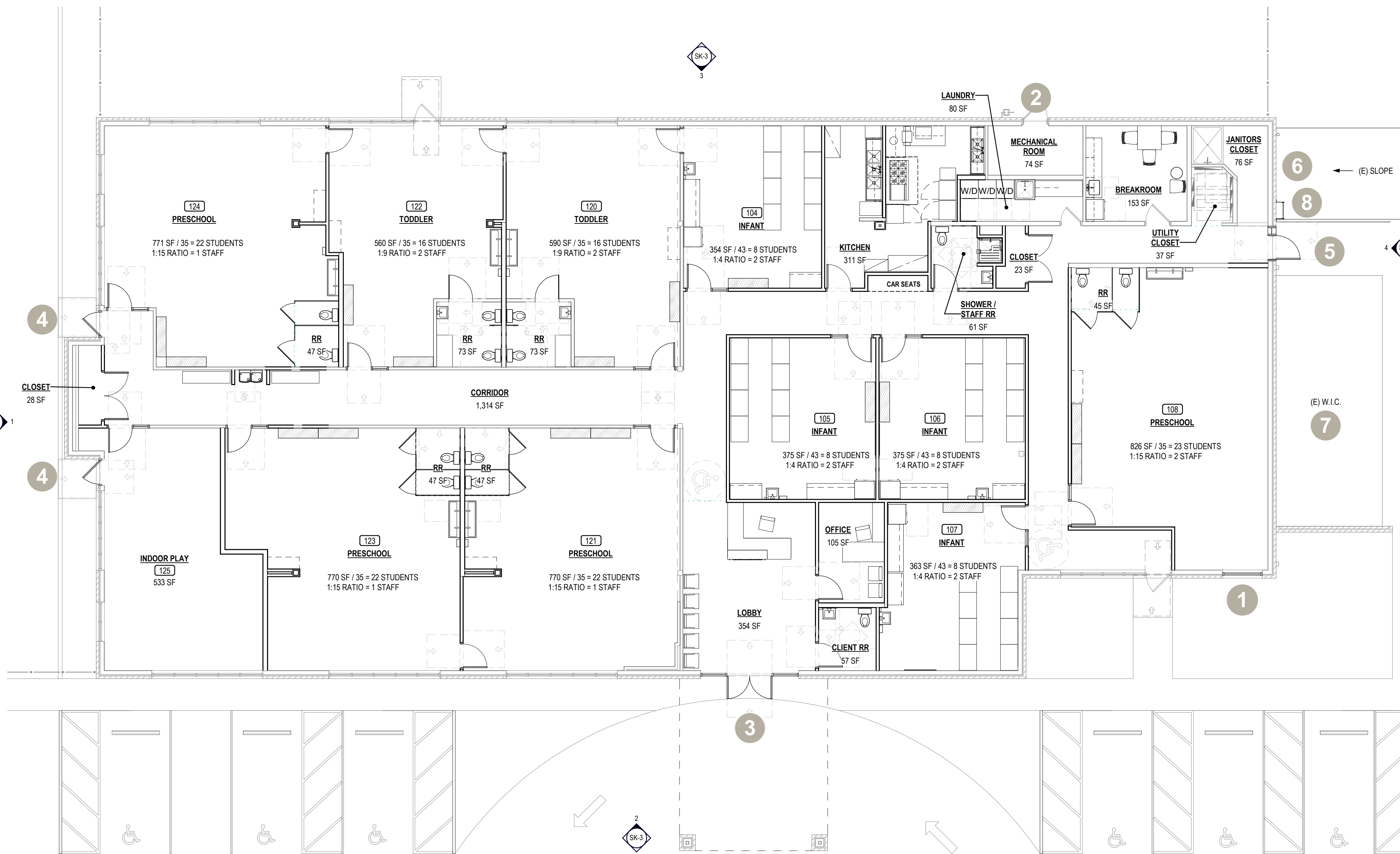
ma architects

2021.332

11/10/21

SK-3

PROJECT NUMBER: 1842-SUP



FLOOR PLAN NOTES

1. ALTERNATE OPTION FOR ADDITIONAL STOREFRONT GLAZING TO MATCH EXISTING.
2. NEW FIRE RISER TO BE LOCATED IN EXISTING MECHANICAL ROOM.
3. NEW STOREFRONT WITH CENTERED DOUBLED DOOR IN EXISTING OPENING. TO MATCH EXISTING STOREFRONT.
4. NEW STOREFRONT DOORS TO REPLACE EXISTING.
5. EXISTING SERVICE DOOR TO BE REPLACED WITH HOLLOW METAL DOOR WITH GLASS SIDELITE.
6. EXISTING TRASH COMPACTOR TO BE REMOVED AND REPLACED WITH DUMPSTER. EXISTING TRUCK WELL TO REMAIN.
7. EXISTING WALK-IN COOLER TO REMAIN AND BE REPAINTED.
8. EXISTING EXTERIOR MOUNTED ROOF LADDER TO BE REPLACED WITH NEW GATE PROTECTED ROOF LADDER, IN PLACE OF EXISTING.

floor plan
1/8" = 1'-0"

BUILDING GSF: 10,150 SF*
* REFER TO SK-2 FOR INFORMATION REGARDING AREA & DESIGN OCCUPANT LOAD

PLAYGROUND AREA: 7,310 SF

TOTAL NUMBER OF CHILDREN: 152 CHILDREN

TOTAL NUMBER OF STAFF: 27 STAFF

© 2021, M+A Architects | artist: illustration only - not for construction

<p>APPLICANT: TIERRA ENCANTADA KRISTEN DENZER, OWNER & CEO 2700 30TH AVE. S. MINNEAPOLIS, MN 55406 P: 612-398-7479</p>	<p>ARCHITECT: M+A ARCHITECTS AMANDA BOCCHINI-FUSO, PMP (PROJECT MGR) 775 YARD ST., STE 325 COLUMBUS, OH 43212 P: 614-764-0407</p>
<p>PROPERTY OWNER: SM&RG, LLC SADRUDDIN GILLANI 2221 GATSBY WAY CARROLLTON, TX 75010 P: 469-939-4188</p>	<p>CIVIL: RLG EDGAR OCEANA, EIT (PROJECT MGR) 12201 N. CENTRAL EXP, STE 300 DALLAS, TX 75243 P: 214-739-8100</p>

TIERRA ENCANTADA - ADDISON, TX

FLOOR PLAN

14450 MARSH LANE
 ADDISON, TX 75001

ma architects

2021.332
 11/10/21
 PROJECT NUMBER: 1842-SUP SK-1

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for a 5.11-acre Property Located at the Southeast Corner of Spring Valley Road and Vitruvian Way, currently zoned Planned Development (PD) through Ordinance No. O07-034 as amended by Ordinance No. O16-017, to Amend the Concept Plan and Approving a Development Plan with Waivers to the Development Standards, including but not limited to, Street Build-To Line, Exterior Building Material, and Building Color Standards for a Multi-Family Development Comprised of 85 Dwelling Units and Associated Amenity Space. Case 1839-Z/Vitruvian Townhomes.

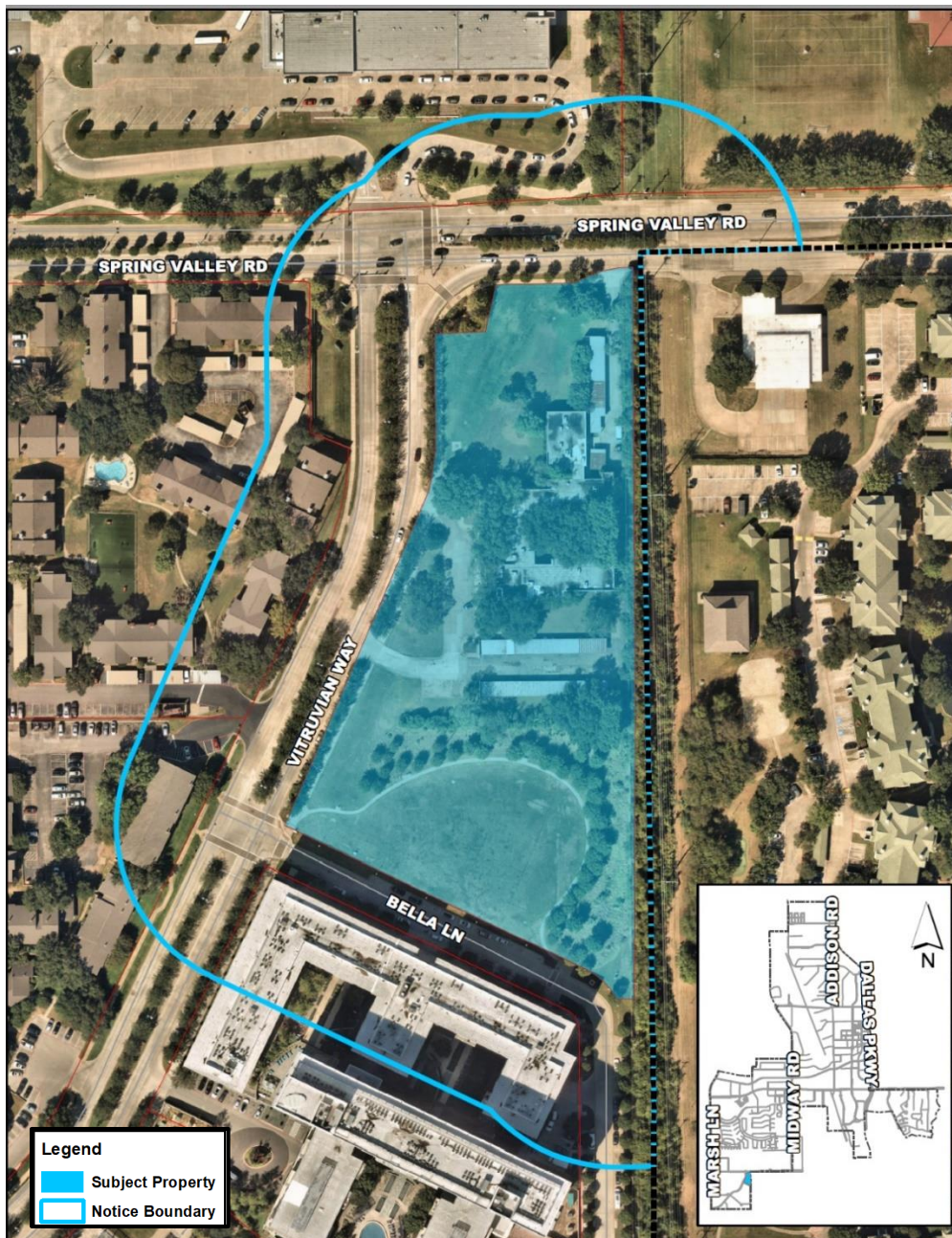
Attachments

1839-Z Staff Report
1839-Z Plans

1839-Z

PUBLIC HEARING Case 1839-Z/Vitruvian Townhomes. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance, for a 5.11-acre Property Located at the Southeast Corner of Spring Valley Road and Vitruvian Way, currently zoned Planned Development (PD) through Ordinance No. O07-034 as amended by Ordinance No. O16-017, to Amend the Concept Plan and Approving a Development Plan with Waivers to the Development Standards, including but not limited to, Street Build-To Line, Exterior Building Material, and Building Color Standards for a Multi-Family Development Comprised of 85 Dwelling Units and Associated Amenity Space.

Location Map





November 12, 2021

STAFF REPORT

RE: 1839-Z/Vitruvian Townhomes

LOCATION: 5.11 acres at the southeast corner of Spring Valley Road and Vitruvian Way and north of Bella Lane.

REQUEST: Amendment of the Concept Plan established by Planned Development (PD) District Ordinance No. O16-017 and approval of a Development Plan with waivers to the development standards, including but not limited to, street build-to line, exterior building material, and building color standards.

APPLICANT: UDR, Inc.

DISCUSSION:

Background: On October 9, 2007, UDR obtained approval to rezone approximately 99-acres south of Spring Valley Road, east of Marsh Lane, and north of Brookhaven College, to Planned Development District (PD), Ordinance No. 007-034. Six years later in 2013, the zoning for the project was expanded to include an additional 21.7 acres, which included the Brookhaven Village Shopping Center and the subject property situated at the southeast corner of Spring Valley Road and Vitruvian Way, with the approval of Ordinance No. O13-026.

Then in 2016, Ordinance No. O16-017 was approved, which amended the concept plan to incorporate additional retail and office within the development. The uses and development standards associated with the PD were also modified to allow for the revised concept plan.

This PD requires that prior to the issuance of a building permit for any development within the district, a development plan for the project must be approved by the Planning and Zoning Commission and the City Council.

This request is two-fold; an amendment to the concept plan to allow for a lower density multi-family development (townhome form) at the southeast corner of Spring Valley Road and Vitruvian Way, designated as block 217 in the Vitruvian Park concept plan, and to consider approval of a development plan for the proposed multifamily development.

Proposed Plan: The proposed development plan includes 85 three-story multifamily units, designed in a townhome form, and an amenity area near the center of the site. The unit mix

ranges from one to three bedrooms units with an average unit size of 1,927 square feet. A two-car garage is provided for each unit at the ground level.

The proposed development meets the intent of the urban form standards of the Vitruvian Park neighborhood by engaging the surrounding street network with buildings and providing patios and stoops at the ground floor. Townhome buildings internal to the site will front onto landscaped common areas to maximize social activity and pedestrian connectivity within the project. Along the eastern boundary of the property, an 8 foot trail connecting Bella Lane to Spring Valley Road will be constructed in accordance with the Town's Trails Master Plan.

The amenity center and pool will be constructed in conjunction with the townhome buildings and is centrally located in the development, with direct visibility from Vitruvian Way. The amenity building is 2,753 square feet and will contain the leasing office, mail room, and workout facility, and will provide access to the community pool amenity that will be accommodated immediately to the east. The design of these buildings is intended to be a modern esthetic with the use of a grey and white color scheme.

Development Plan: As part of this request, the Planning & Zoning Commission must consider approval of the development plan, which is a ministerial process required by the PD. The purpose of the development approval process is to review the proposal in context of the zoning and development standards for the site.

The following sections of the staff report will address development plan compliance with each section of the PD ordinance.

Uses: The applicant is proposing 85 multi-family dwelling units. The proposed use is permitted by right on this property.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The development plan complies with these development standards, except as outlined below:

Street Build-to Line: The development standards require that at least 70% of all buildings (including walls and fences) be at the build-to line along Vitruvian Way and Bella Lane. The buildings comply with the build-to zone required along Bella Lane, a type C street, which requires the building to be situated between 6 and 9 feet from the street-facing property boundary. However, along Vitruvian Way, a type A street, there is a build-to line of 9 feet from the property boundary. Due to the curvature of the street and the sidewalk being accommodated within the property, some of these buildings fronting Vitruvian Way are setback further than 9 feet.

The proposal does not fully comply with the street build-to line standard for Vitruvian Way and the applicant is requesting a waiver for this design consideration.

Minimum area per dwelling unit: The development standards establish the following minimum unit size criteria:

- Efficiency: 450 square feet
- One-Bedroom: 600 square feet
- Two-Bedroom: 850 square feet
- Three-Bedroom: 1,000 square feet

The development plans show 4 unit types ranging from one bedroom up to three bedroom units. All unit types comply with the minimum requirements with the smallest unit size being 1,500 square feet and the largest accommodating 2,228 square feet. The proposed development plan meets the minimum area per dwelling unit standard in the ordinance.

Open Space: Open space is required with residential uses and is calculated to require two acres for every 1,000 residents up to 2,250 and then 1.5 acres per 1,000 residents above 2,250. The ordinance assumes 1.5 persons per unit. This proposal would increase the units to a total of 2,291, which would require 3.19 acres of open space. The applicant has already dedicated 12 acres for Vitruvian Park, which would serve the residents in this proposed development. The proposed development plan meets the minimum open space requirements in the ordinance.

Parking: The ordinance requires that one parking space be provided per bedroom with a maximum required of two spaces per unit. For the proposed 85 units, a minimum of 151 parking spaces are required and a total of 215 parking spaces are being provided. Parking will consist of two spaces in a private garage per unit, 22 tandem spaces, and 23 surface spaces. The proposed development plan complies with the parking requirements in the ordinance.

Streetscapes: The proposal anticipates improvements to Bella Lane with the addition of a 6-foot sidewalk and modifications to on-street parking. Street improvements on Vitruvian Way are existing and according to the type A street standards. The proposed development plan complies with the streetscape requirements in the ordinance.

Exterior Appearance: The buildings are required to have 80% masonry construction on all sides visible or fronting a public street, a maximum of three building materials (excluding glass), and the dominant color be muted colors. The proposed façade plans include four materials: stucco, brick, fiber cement siding, and metal paneling.

The ordinance defines masonry construction as including, but not limited to, brick, stone, cultured stone, glazing/plate glass, and split face CMU. While all buildings accommodate brick on all sides of the buildings, the primary façade material is stucco, which accounts for over 50 percent of most elevations facing the street. The color of the proposed stucco is primarily SW Extra White. The PD ordinance only allows the use of stark white as an accent color, limiting its use to less than 1% of the building face. The applicant desires to use SW Extra White to provide a contrast with the gray building materials, creating a modern esthetic.

Stucco has previously been considered as masonry construction for other multi-family developments in the Vitruvian Park neighborhood. With the “masonry construction” definition not calling out stucco as a masonry material, this condition should be formally addressed through the waiver process. Staff believes that stucco should be considered as masonry construction, as it is prominent material in Vitruvian and the design of this project is compatible with the overall character of the district. Stucco is typically viewed as an acceptable building façade material by other municipalities in the region as well.

Additionally, the PD ordinance requires any balcony or patio railing/fencing to be constructed of wrought iron or metal. The proposal shows the patio for each unit being enclosed by a 3.5-foot tall stone wall with a metal entry gate.

The development plan does not fully comply with the exterior appearance requirements in the ordinance and the applicant has requested the following waivers:

- Exceeding the maximum number of façade materials
- Accounting for stucco as masonry construction
- Utilizing SW Extra White as a primary façade color
- Utilizing masonry materials in lieu of wrought iron or metal, for the patio enclosure

Landscape: The landscaping regulations in the ordinance govern the street edge as well as private landscaping. The proposal anticipates installation of street trees, street lighting, and street furnishings in accordance with the designated street types. The ground floor frontages for each unit will be landscaped between the edge of sidewalk and building and private outdoor patios will use artificial turf. Further design consideration will be required to account for maintenance of the artificial turf, during civil plan review. The plan has been reviewed by the Parks Department and no issues were identified. The proposed development plan complies with the landscape requirements in the ordinance.

Sustainability: The PD ordinance includes a variety of suggestions for a more environmentally conscious development. The proposal indicates that it will incorporate many of the sustainable aspects noted in the ordinance. The proposed development plan complies with the sustainability guidelines in the ordinance.

Screening: The PD ordinance requires that mechanical equipment as well as loading, service, and trash storage areas be screened from view of all public roadways. The applicant’s landscape plan accommodates required screening for mechanical equipment throughout the site. The dumpster is oriented away from the street and will be in a masonry enclosure with a metal gate and additional landscape screening. The proposed development plan complies with the screening requirements of the ordinance.

Flexible standards: The ordinance grants the Planning and Zoning Commission and City Council the authority to approve waivers from the standards included in the ordinance. The applicant is requesting the following waivers:

- Exceeding the 9 foot street build-to-line for segments of Vitruvian Way
- Exceeding the maximum number of façade materials
- Accounting for stucco as “masonry construction”
- Utilizing SW Extra White as a primary façade color
- Utilizing masonry materials in lieu of wrought iron or metal, for the patio enclosure

RECOMMENDATION: APPROVAL

The proposed Vitruvian Townhomes will provide a unique housing option in Vitruvian Park through the introduction of rental townhome units. The proposed character and quality of design is consistent with the Vitruvian Park neighborhood and will provide a strong gateway to the development.

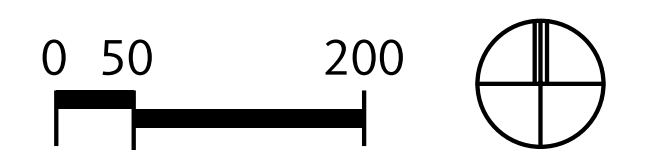
Staff is supportive of the waivers to the development standards requested with this development plan based on the following considerations:

- The build-to line requirement is difficult to achieve due to the existing curvature of Vitruvian Way. Having the buildings setback further at this location creates additional landscaped area, adding visual interest to the project.
- Stucco is an appropriate façade material for this building type and categorizing it as masonry construction is consistent with past treatment of Vitruvian Park projects. Municipalities in the region typically consider stucco to be an acceptable building façade material.
- The proposed white coloring as a primary façade color as well as the use of four or more materials is targeted towards achieving a more modern design aesthetic, which is compatible with the adjacent Fiore development.
- While the use of masonry materials in lieu of a metal fence reduces transparency for the patio enclosure, the impact of that will be limited, as the fences are only 3.5 feet tall. The masonry cladding achieves a unique design that will add visual interest to the streetscape.

Staff recommends approval subject to no conditions.



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

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

PARKING REQUIRED

1 per 1BR Unit	19
2 per 2BR Unit	62
2 per 3BR Unit	70
TOTAL req'd	151

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

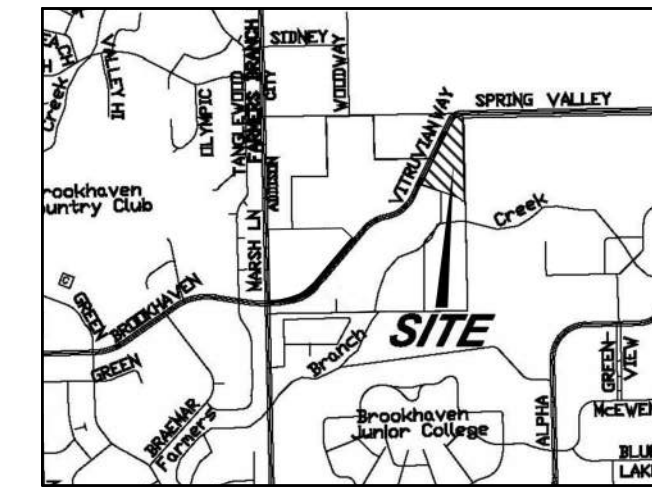
APPROVED DENIED

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.

Vicinity Map (NTS)



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



06 DEVELOPMENT PLAN
 SCALE: 1"=40'



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

Wilder Belshaw Architects
 Dallas • Austin



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

**Vitruvian
 Town
 Homes**

Addison, Texas

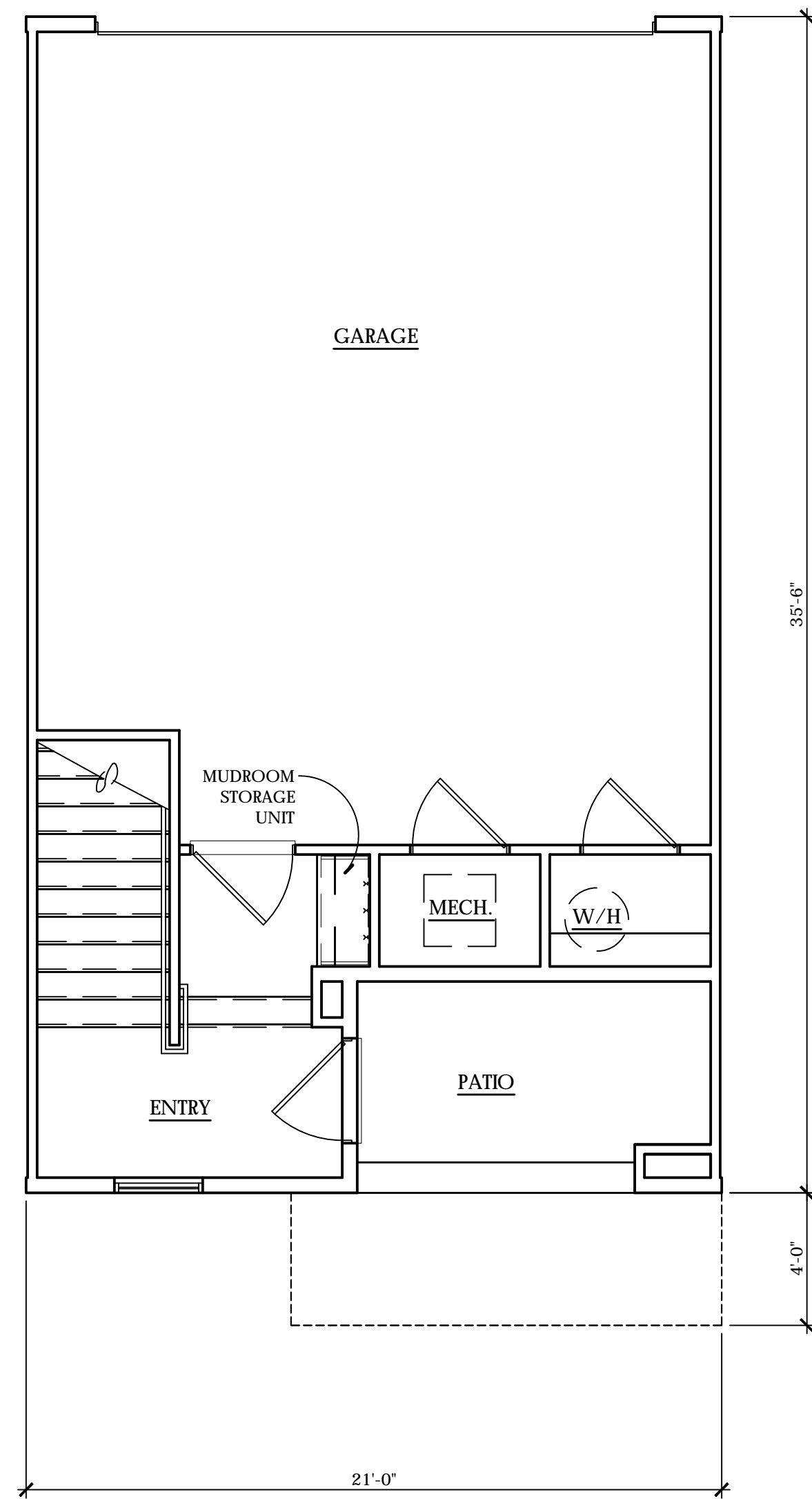
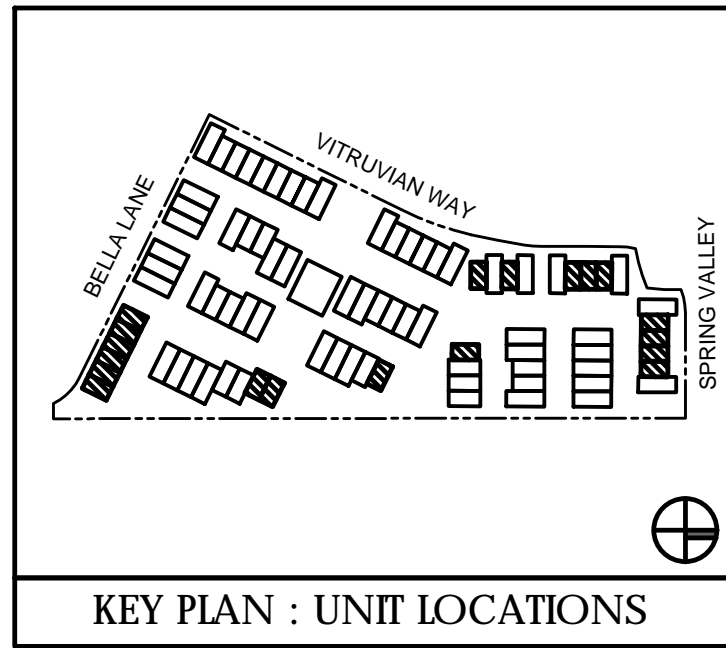
Wilder Belshaw Project Number: 1901

Drawing Name:

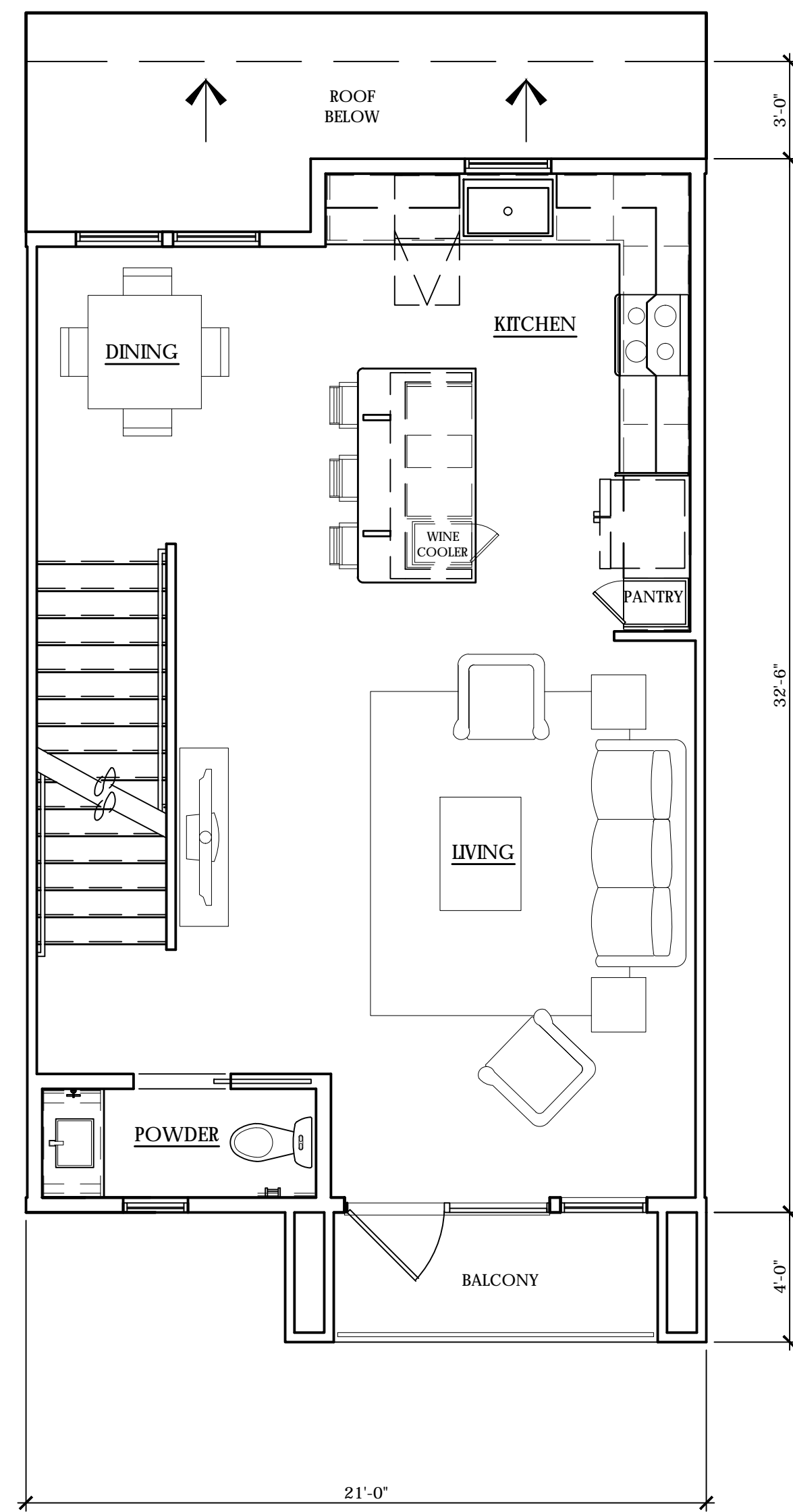
DEVELOPMENT PLAN

Sheet Number:

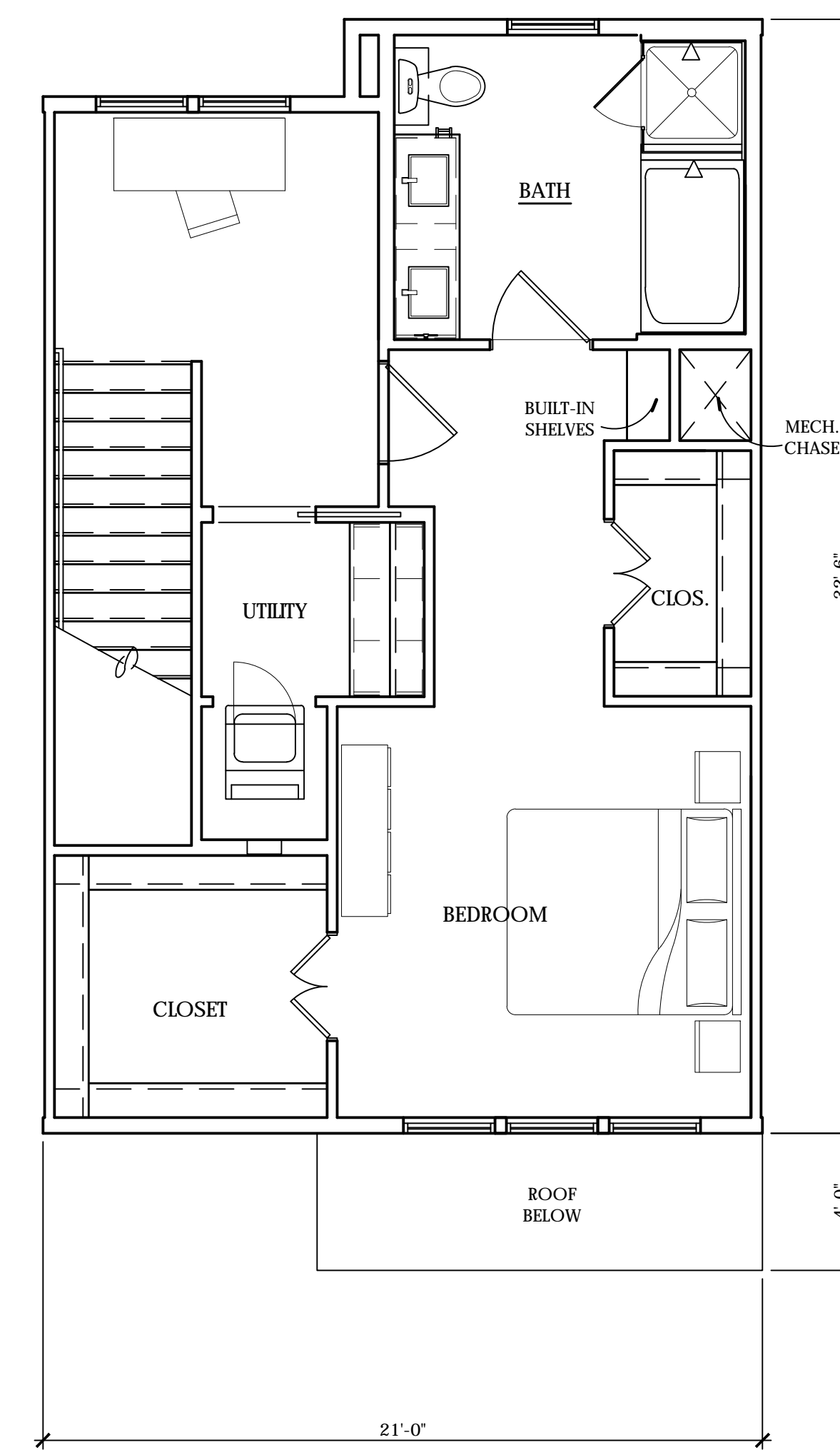
A101



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



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

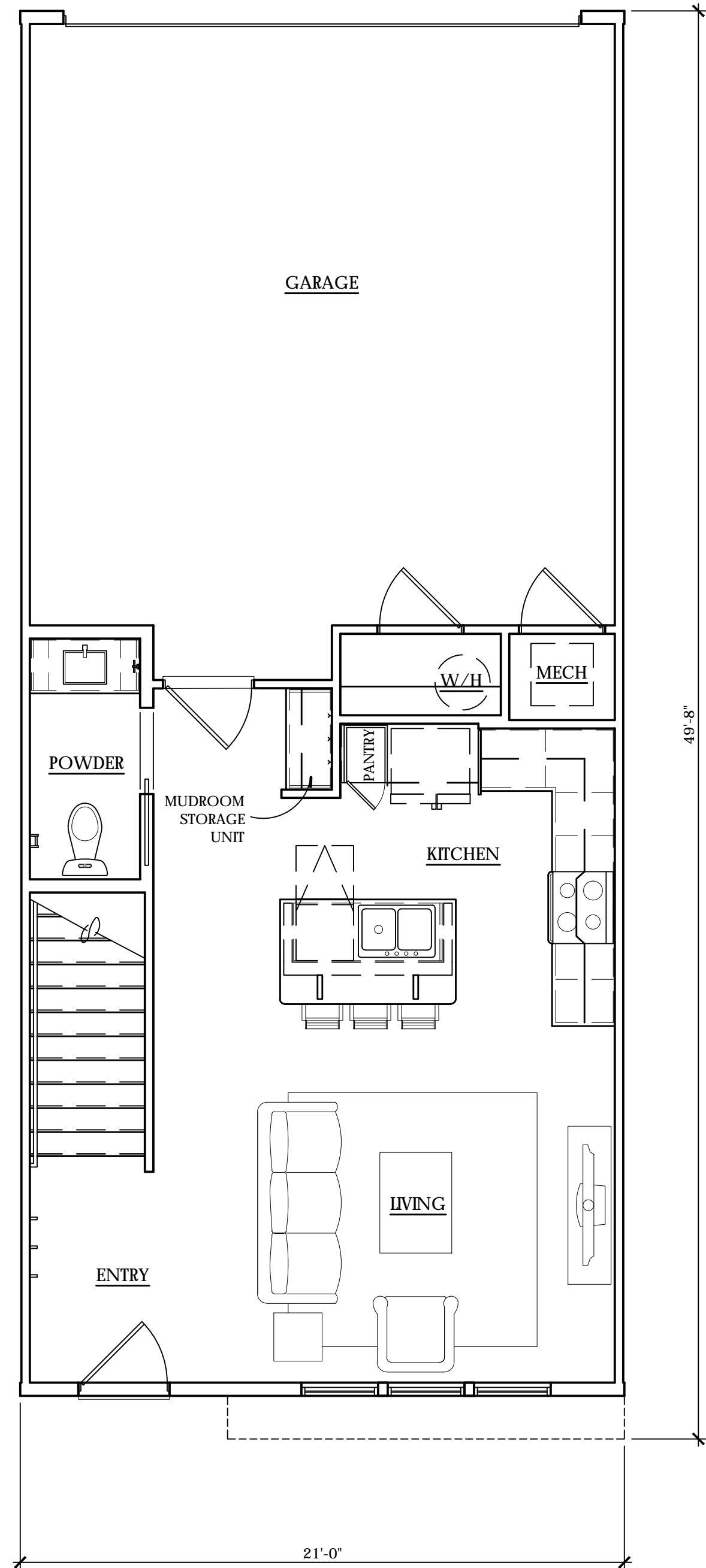
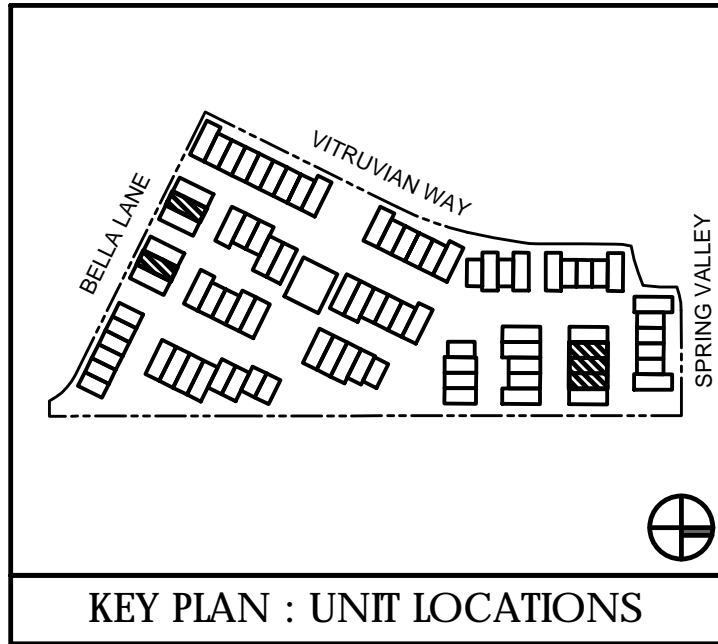


06 UNIT A1-Level 03 SQUARE FOOTAGE: 663 S.F.

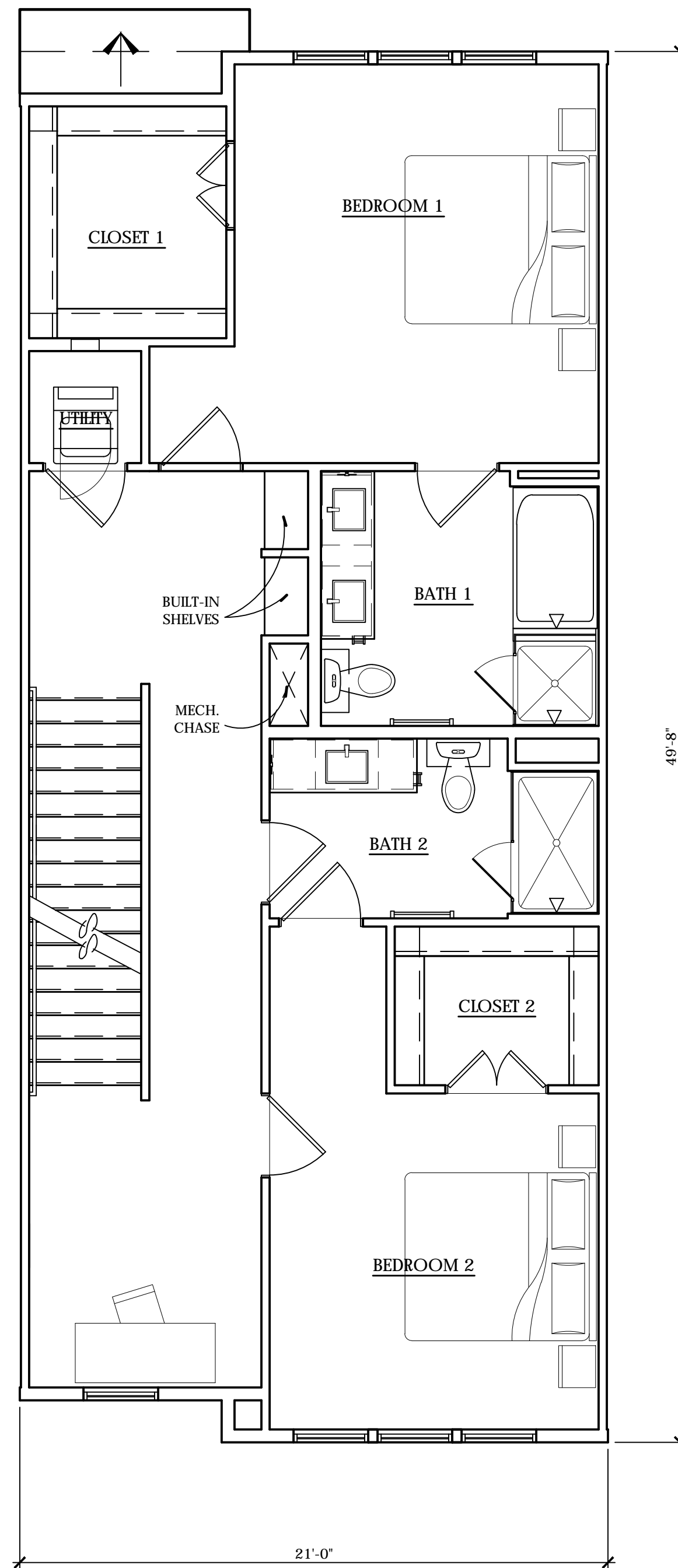
SCALE: 1/4" = 1'-0" (22"X34" SHEET)

UNITS

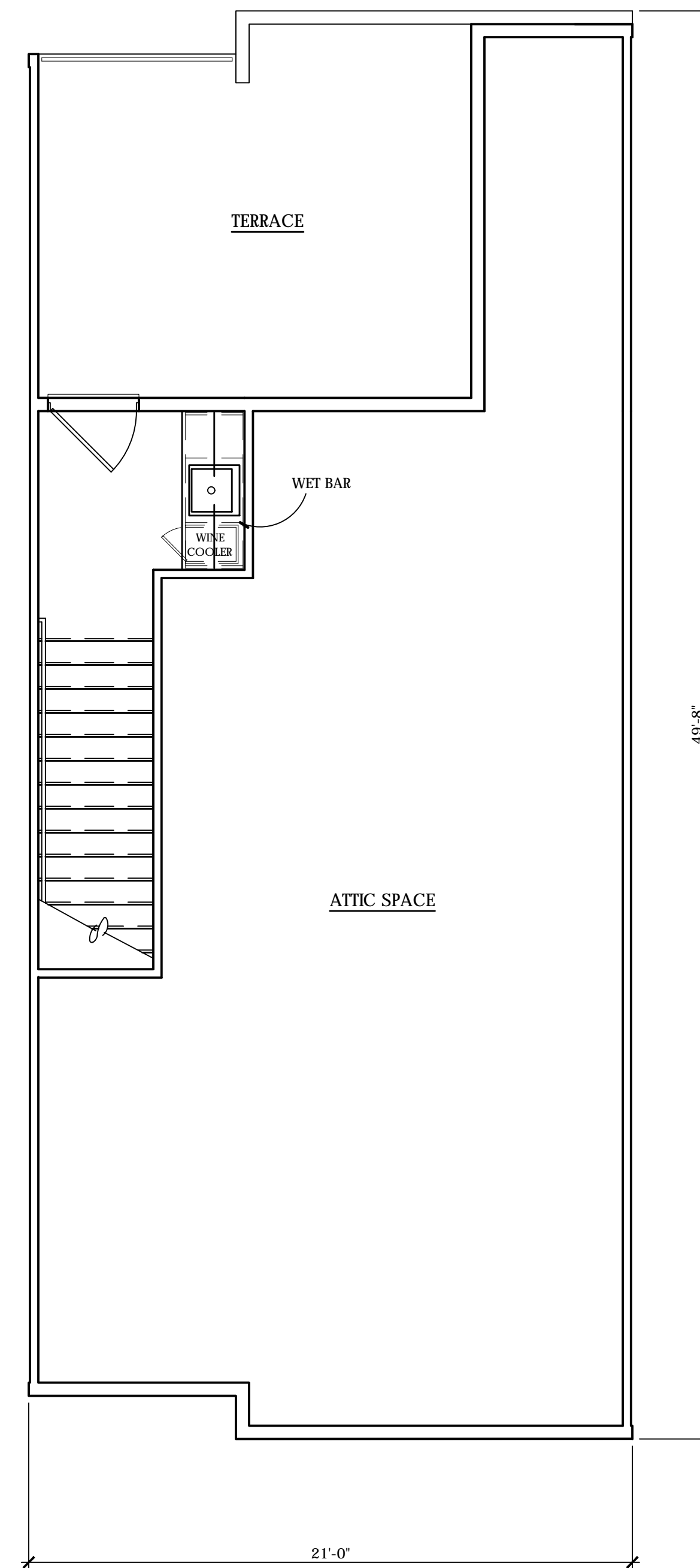
TOTAL SQUARE FOOTAGE: 1,500 S.F.



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

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

TOTAL SQUARE FOOTAGE: 1,686 S.F.

VITRUVIAN TOWNHOMES

Addison, TX

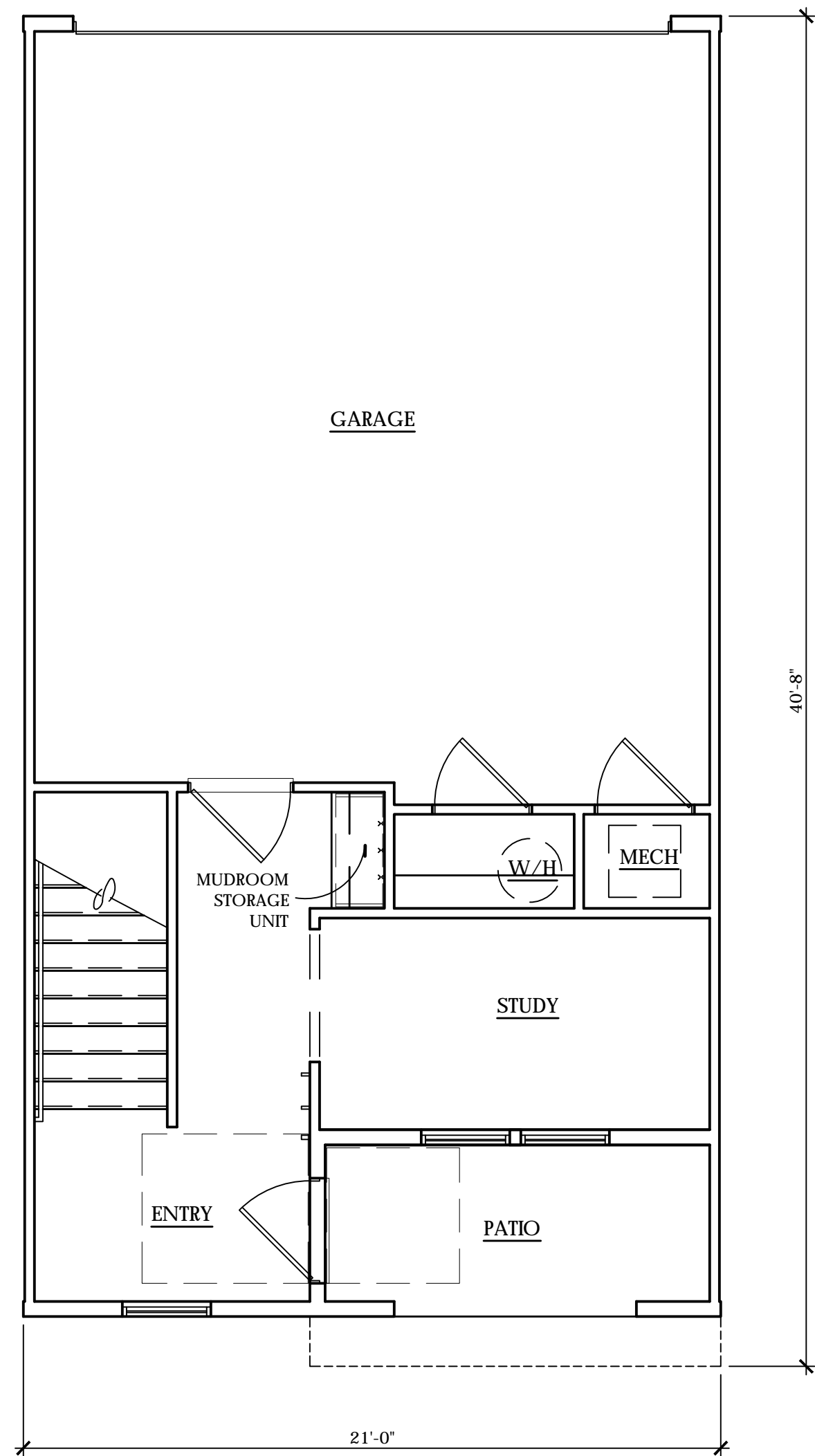
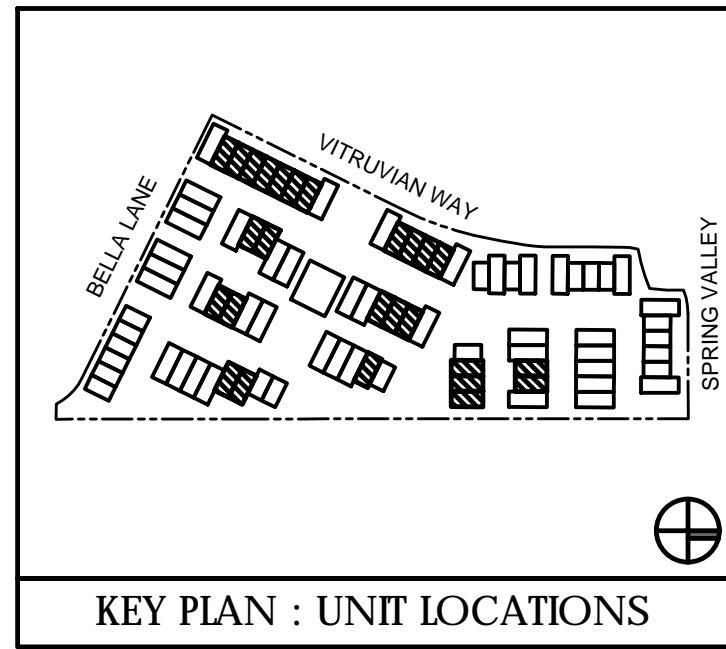


Wilder Belshaw Architects
 DALLAS o AUSTIN
 3875 Ponte Ave Suite 410, Addison, TX 75001
 1621 E. 6th Street Suite 1151, Austin, TX 78702
 214-969-0500 phone o wilderbelshaw.com

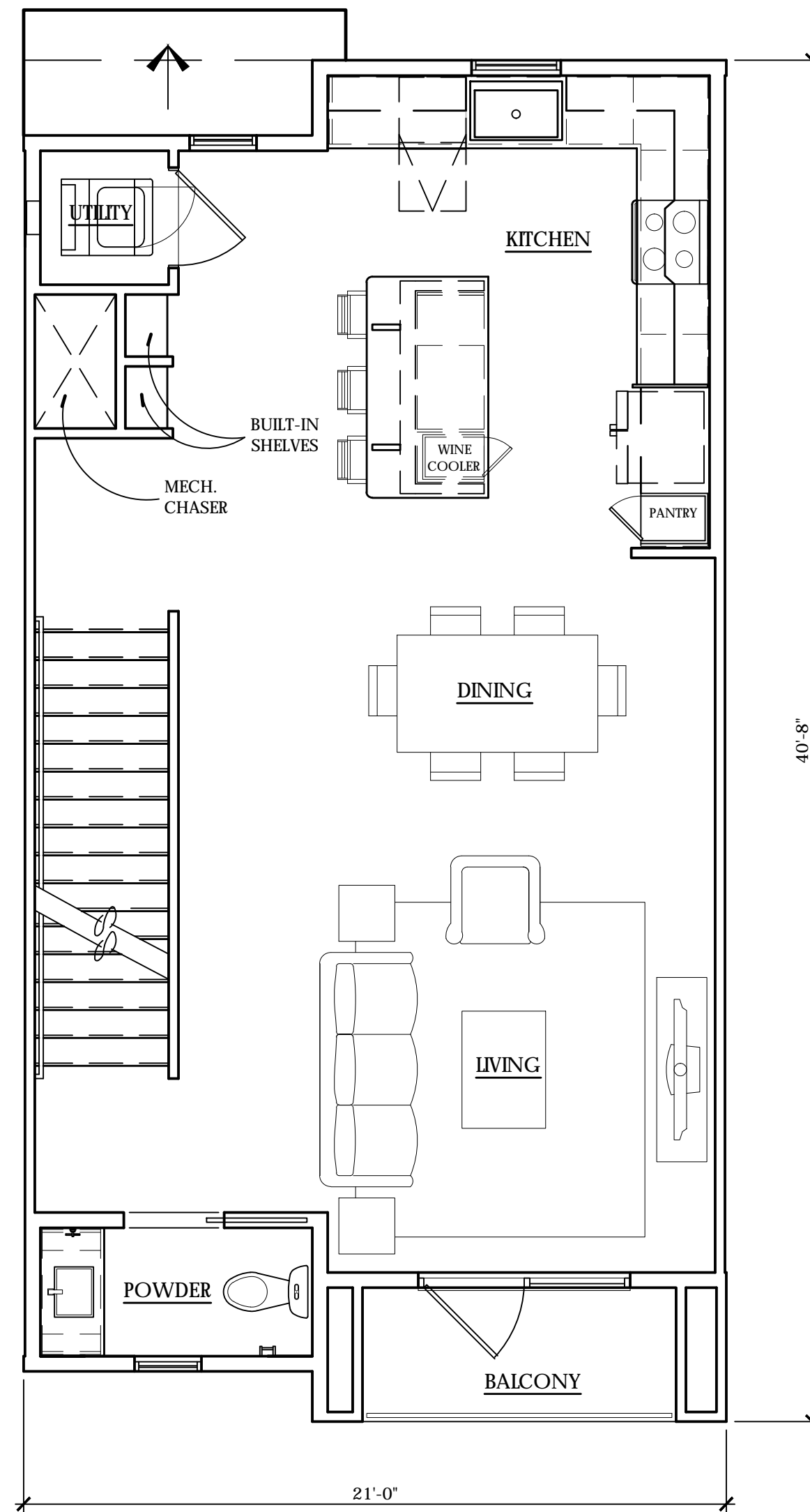


UDR
 3875 Ponte Ave, Suite 400
 Addison, TX 75001
 972.774.0552 phone

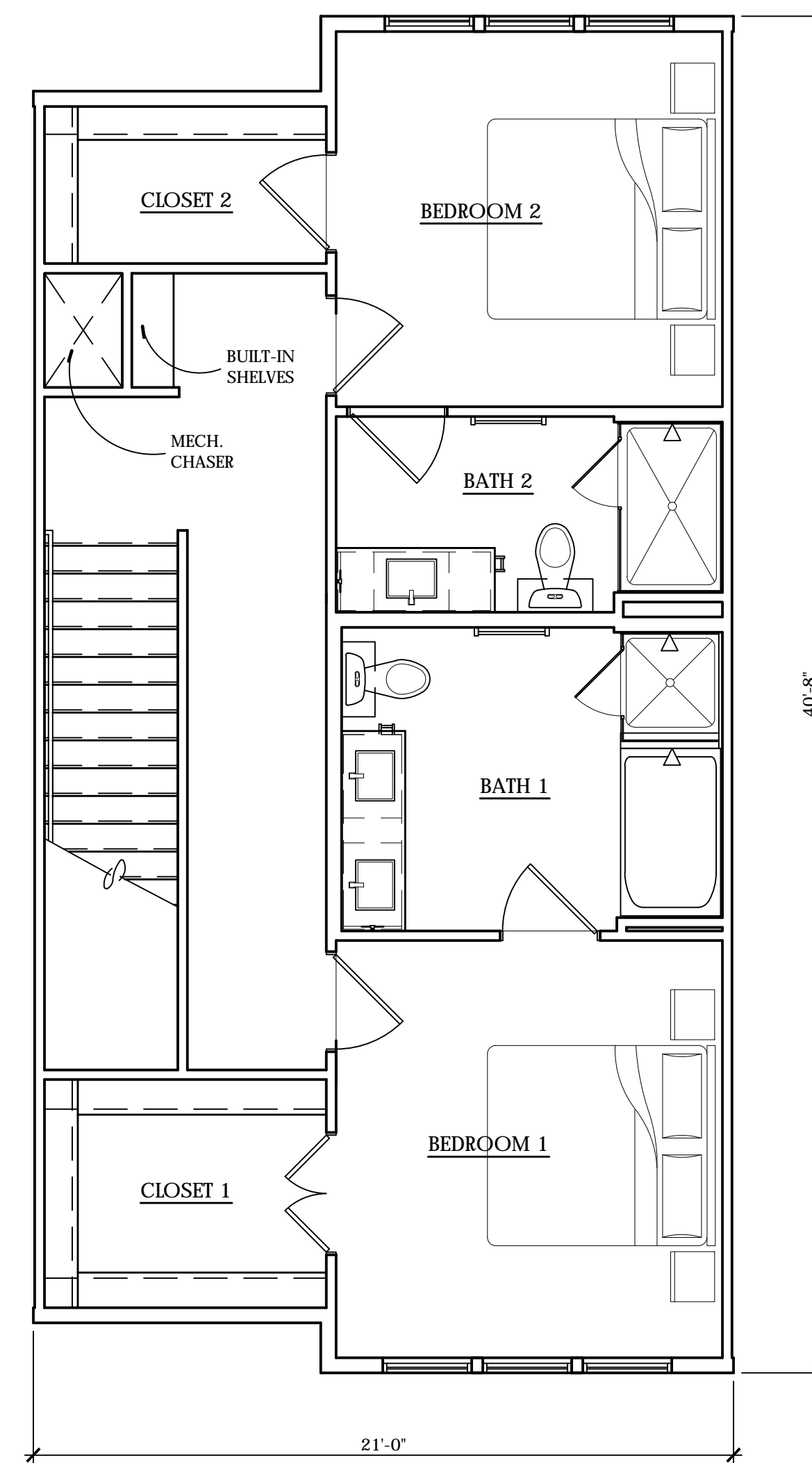
Sheet Number: **A202**
 Issue Date: **07.30.21**



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



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

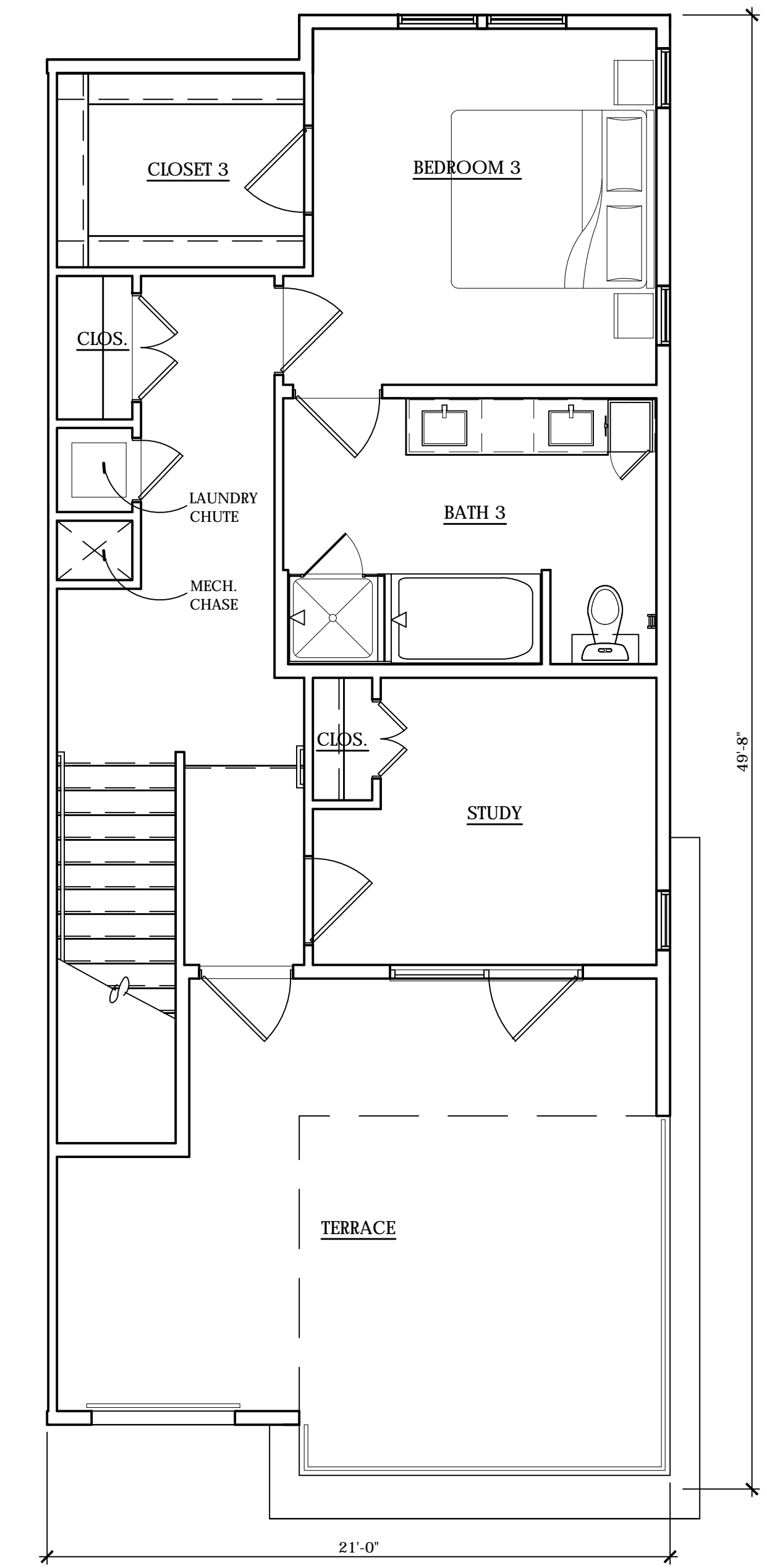
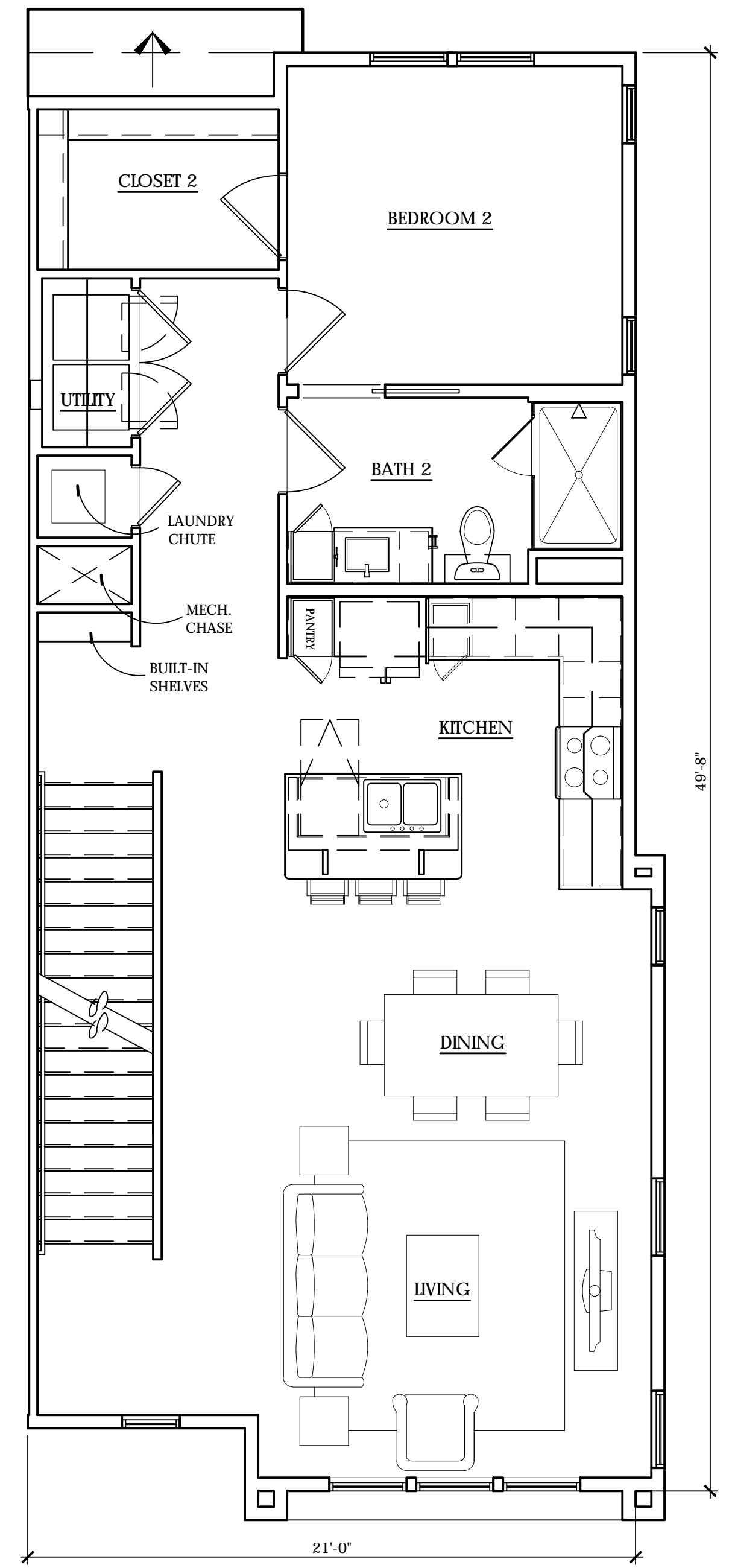
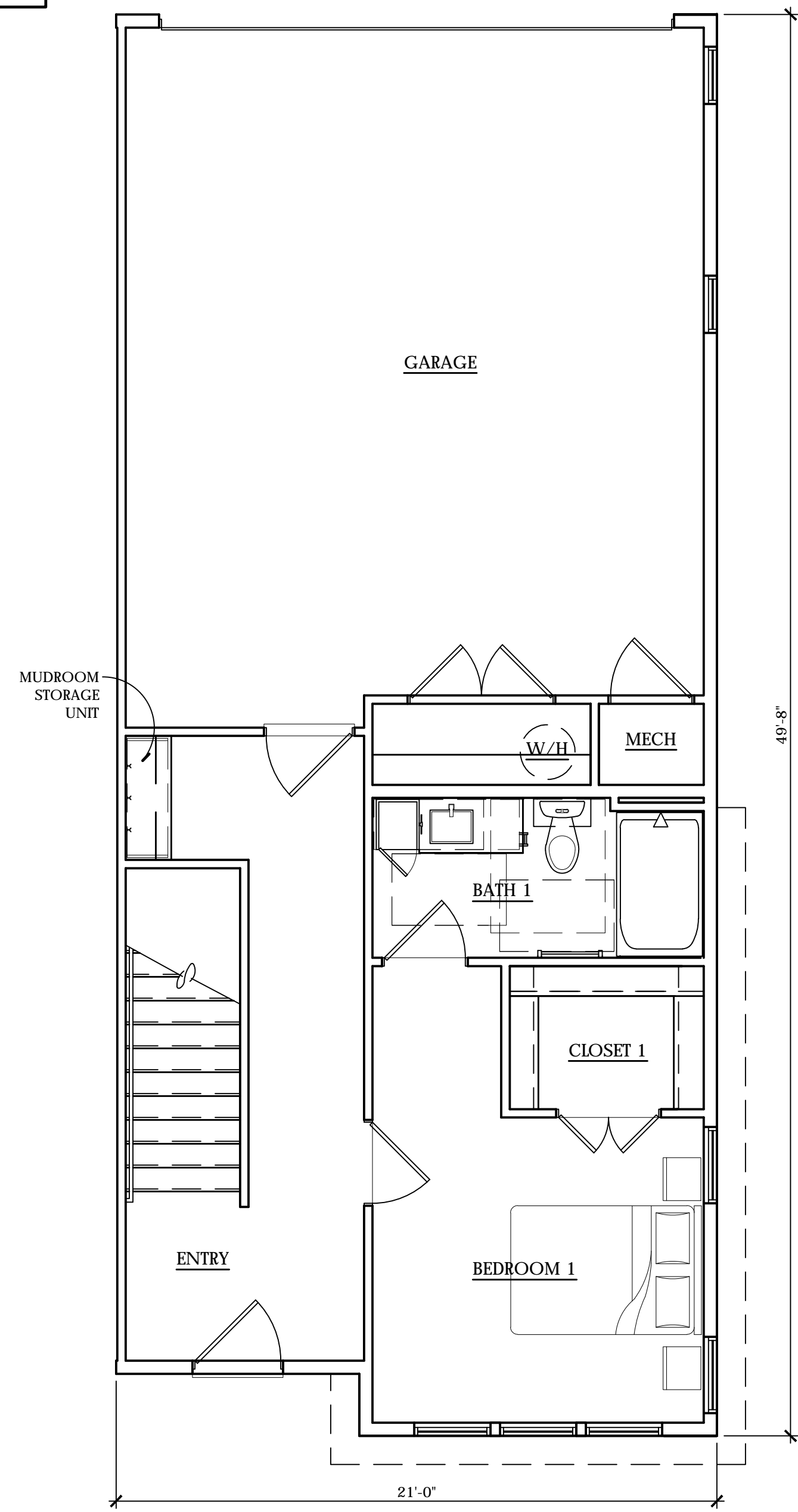
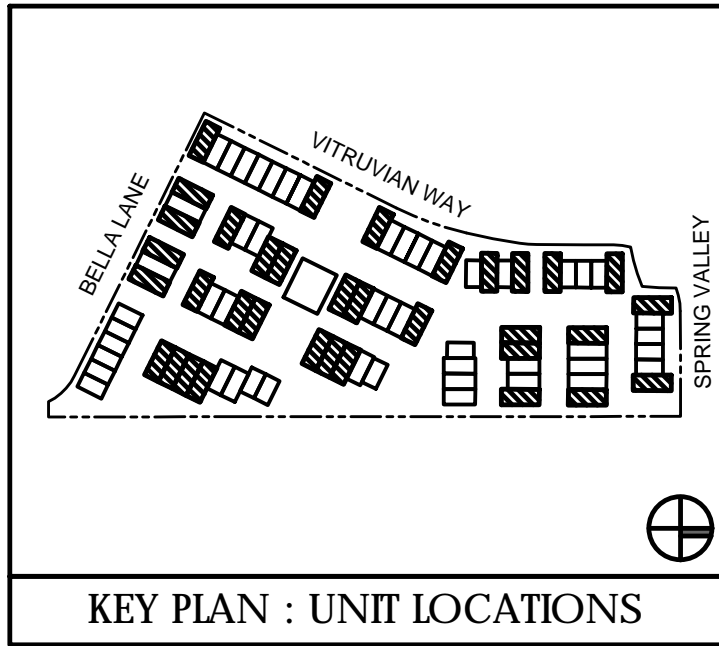


06 UNIT B2-Level 03 SQUARE FOOTAGE:822 S.F.

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.

Wilder Belshaw Architects
 DALLAS o AUSTIN
 3875 Ponte Ave Suite 410, Addison, TX 75001
 1621 E. 6th Street Suite 1151, Austin, TX 78702
 214-969-0500 phone o wilderbelshaw.com

VITRUVIAN TOWNHOMES
 Addison, TX

UDR
 3875 Ponte Ave, Suite 400
 Addison, TX 75001
 972.774.0552 phone

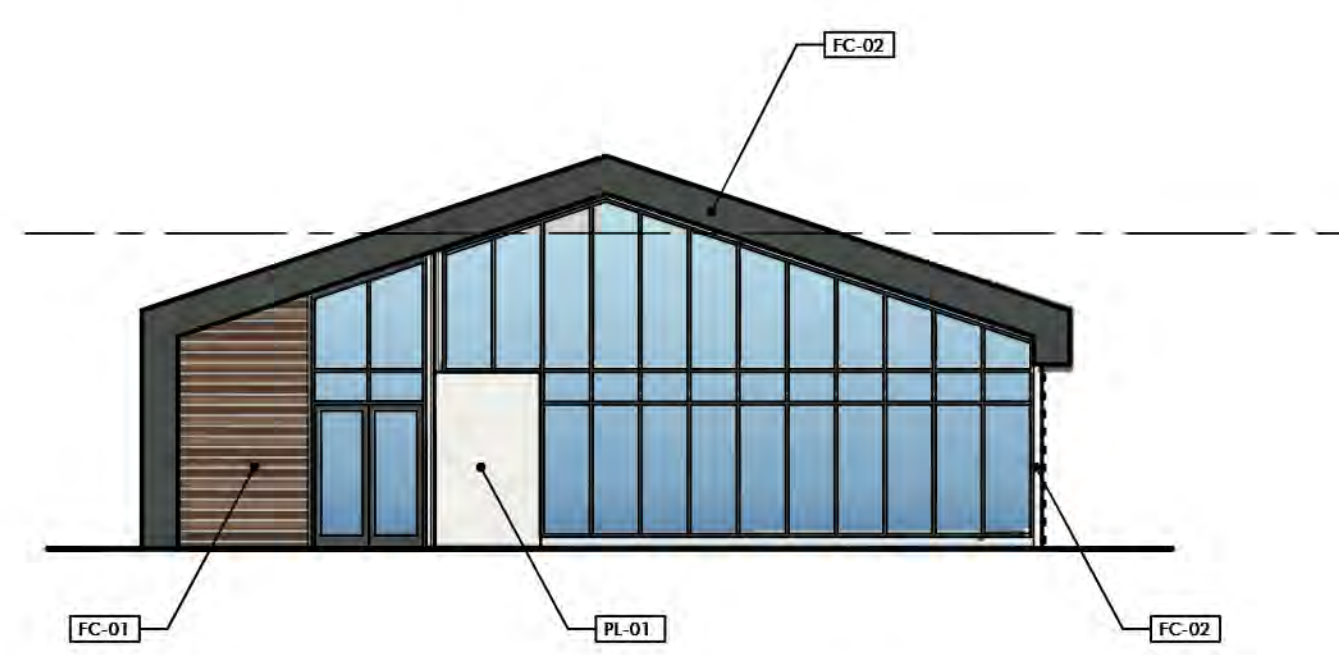
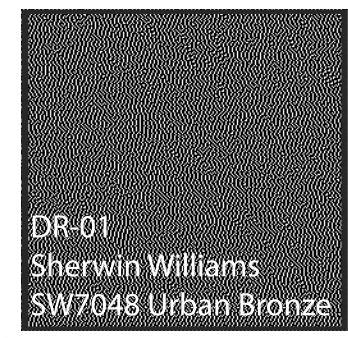
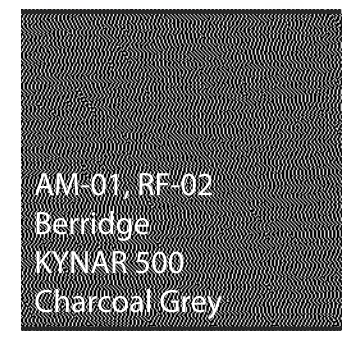
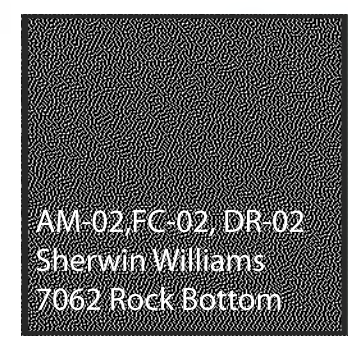
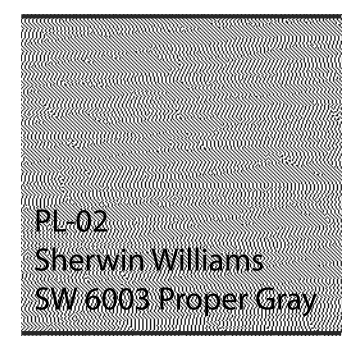
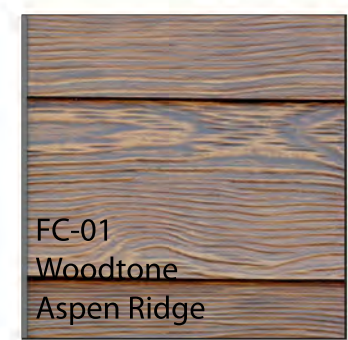
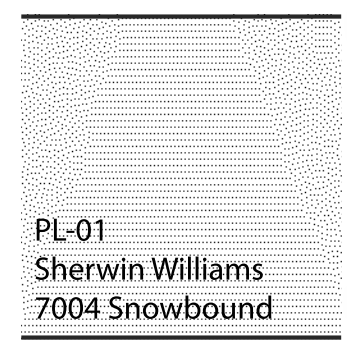
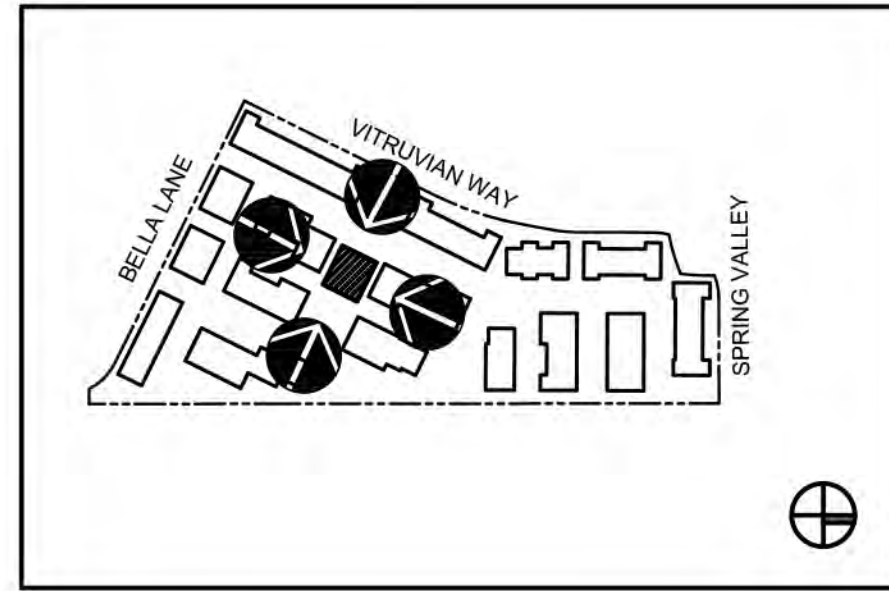
Sheet Number: A204
 Issue Date: 07.30.21

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
Architectural Metal Finish (Metal)					
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
Brick					
BR-01	ACME	Westchester	ACME	Velour Texture	Brick Veneer
Cementitious Panel (Fiber Cement)					
FC-01	Woodtone	Aspen Ridge		RusticSeries	Lap siding
FC-02	James Hardie	SW 7062 - Rock Bottom	Sherwin Williams	Smooth	Lap siding
Portland Cement Plaster (Stucco)					
PL-01	Sherwin Williams	SW 7004 - Snowbound	Sherwin Williams	Light Sand	
PL-02	Sherwin Williams	SW 6003 - Proper Gray	Sherwin Williams	Light Sand	
Roof					
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)
Door and Window Frames					
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.

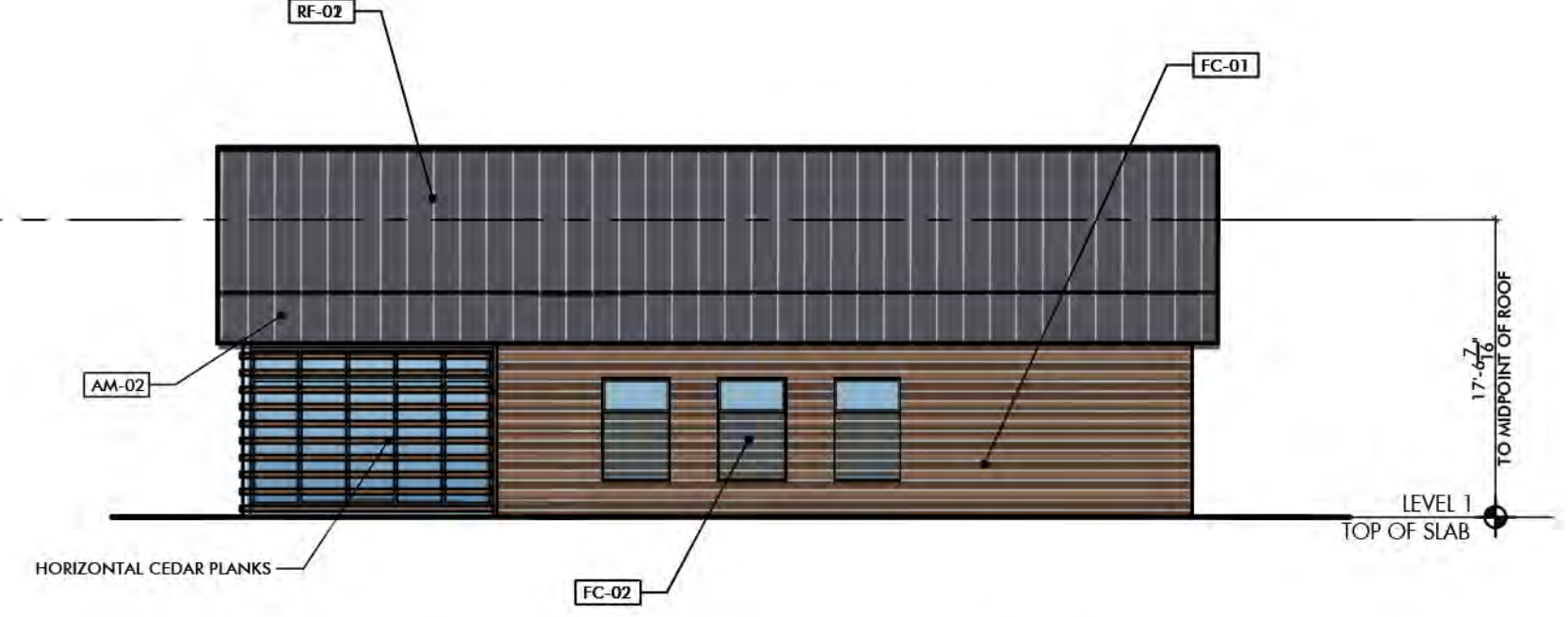


AMENITY - EAST ELEVATION

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%

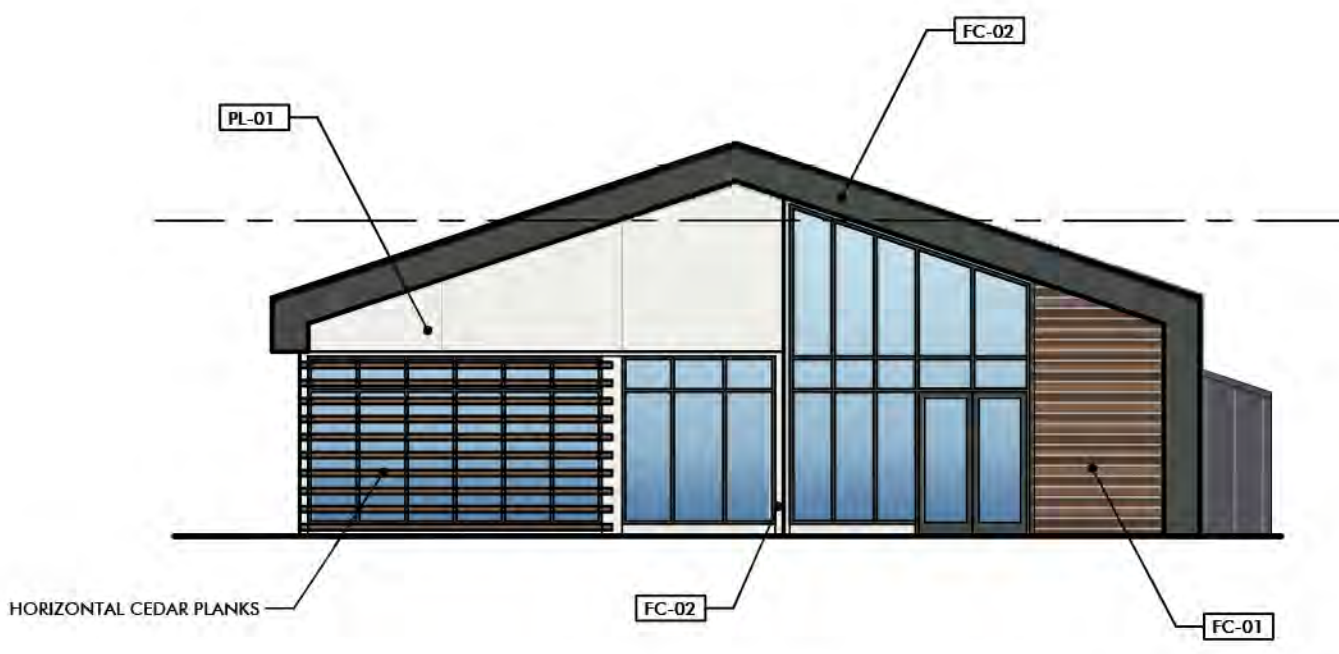


AMENITY - NORTH ELEVATION

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%

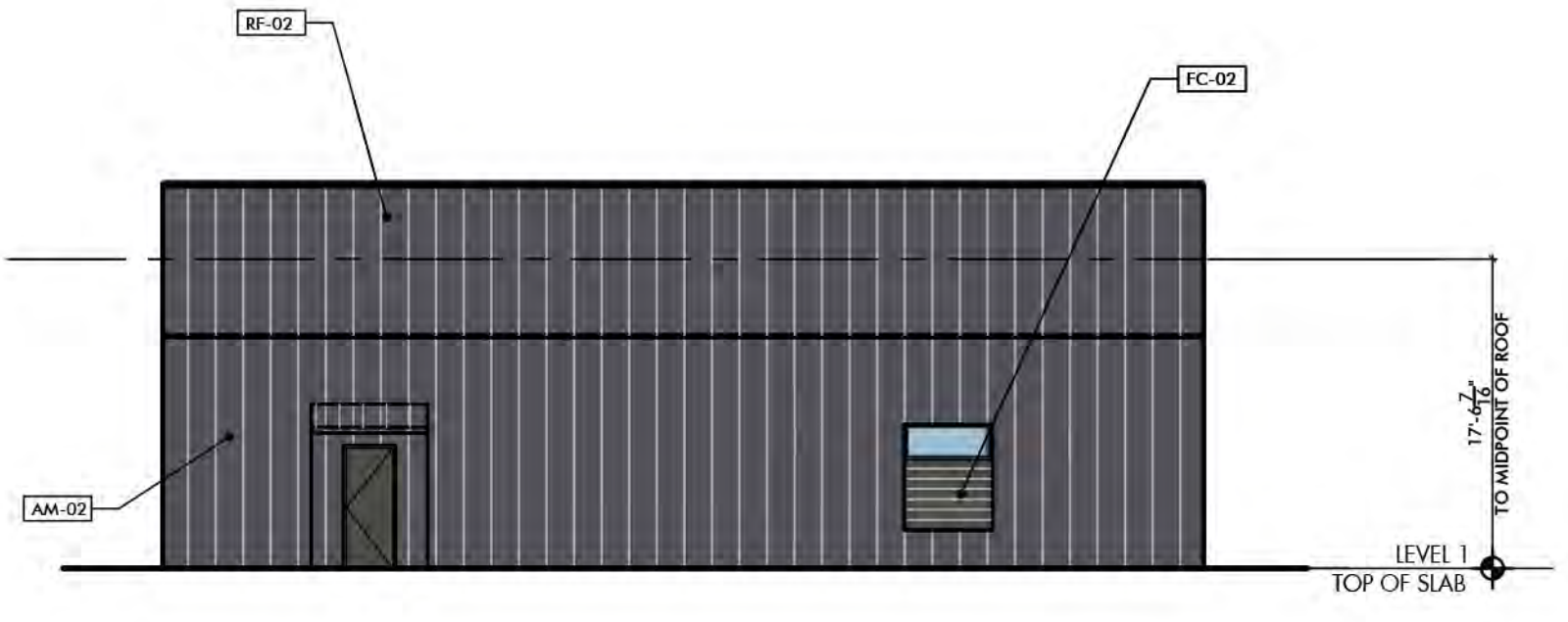


AMENITY - WEST ELEVATION

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

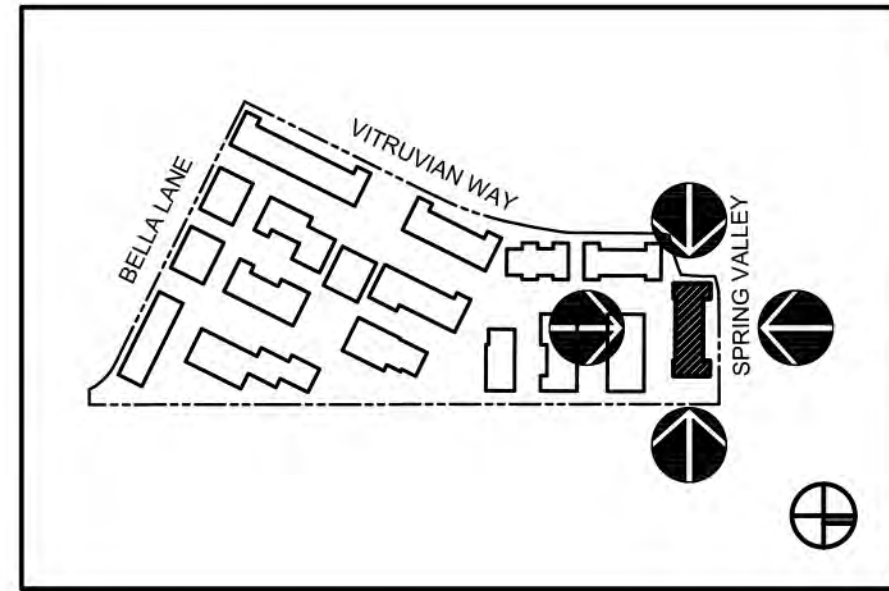
SCALE: 3/32" = 1'-0"

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%

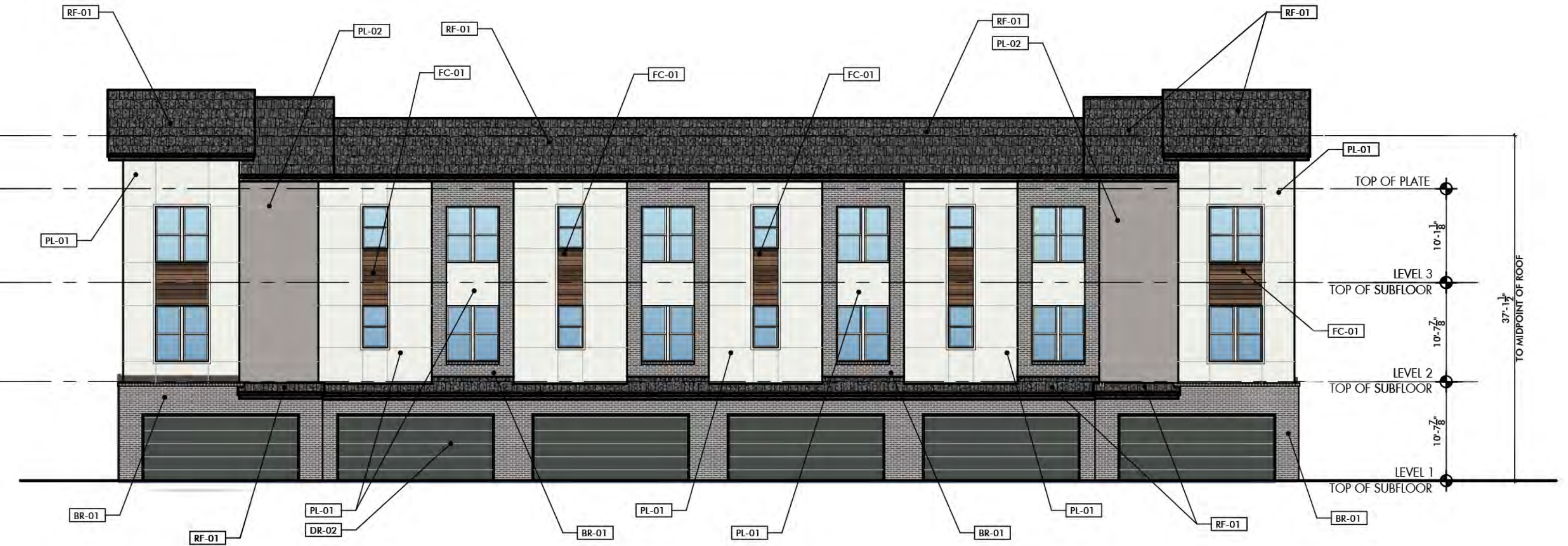
FACADE PLAN NOTES:
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL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



WEST ELEVATION (VITRUVIAN WAY)

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

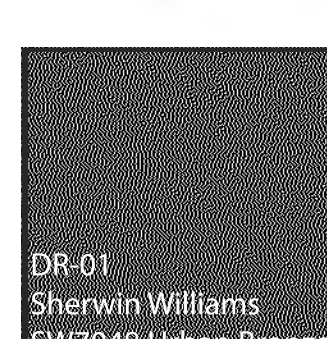
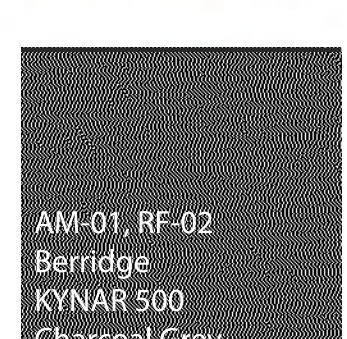
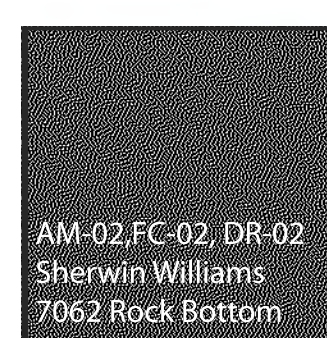
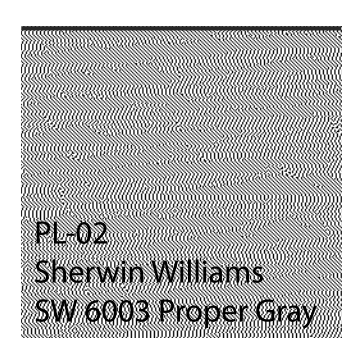
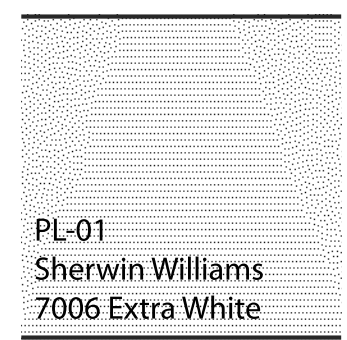
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



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%

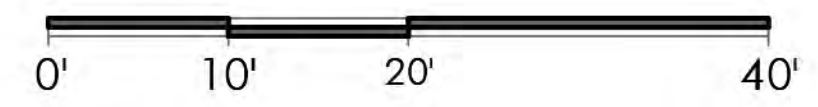


NORTH ELEVATION (SPRING VALLEY ROAD)

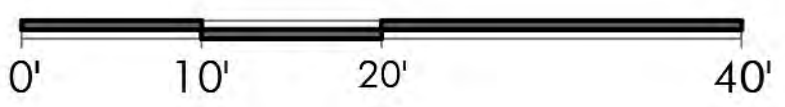
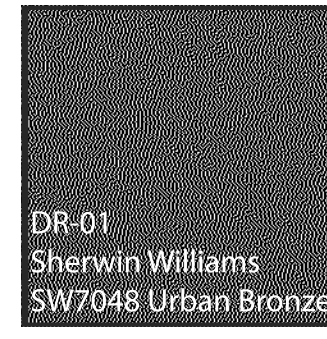
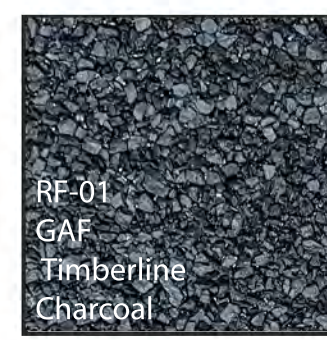
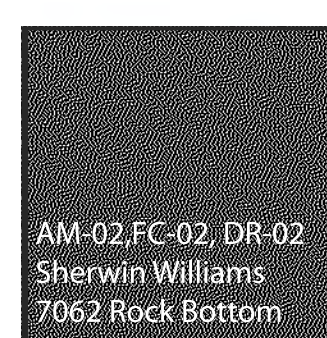
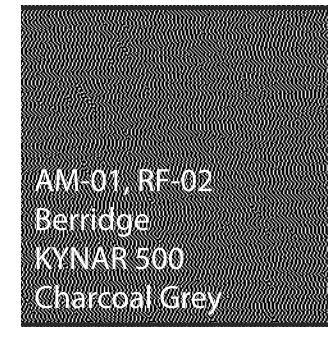
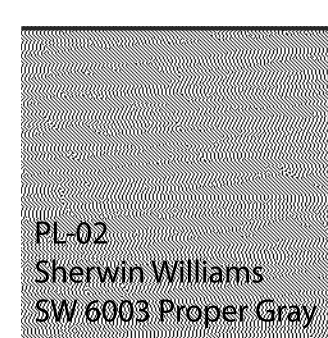
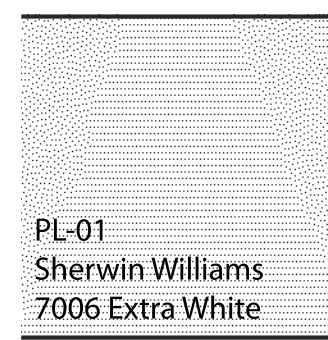
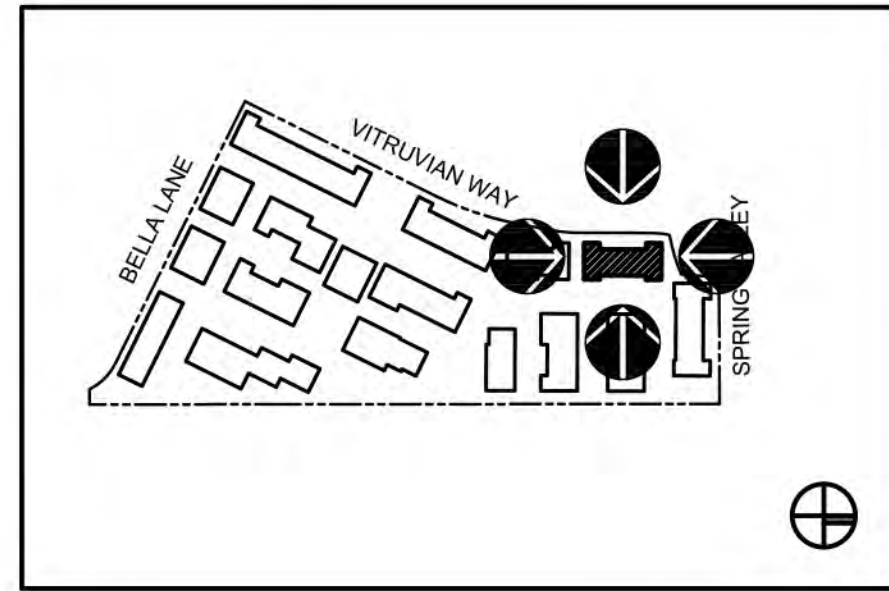
SCALE: 3/32" = 1'-0"

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%



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



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%

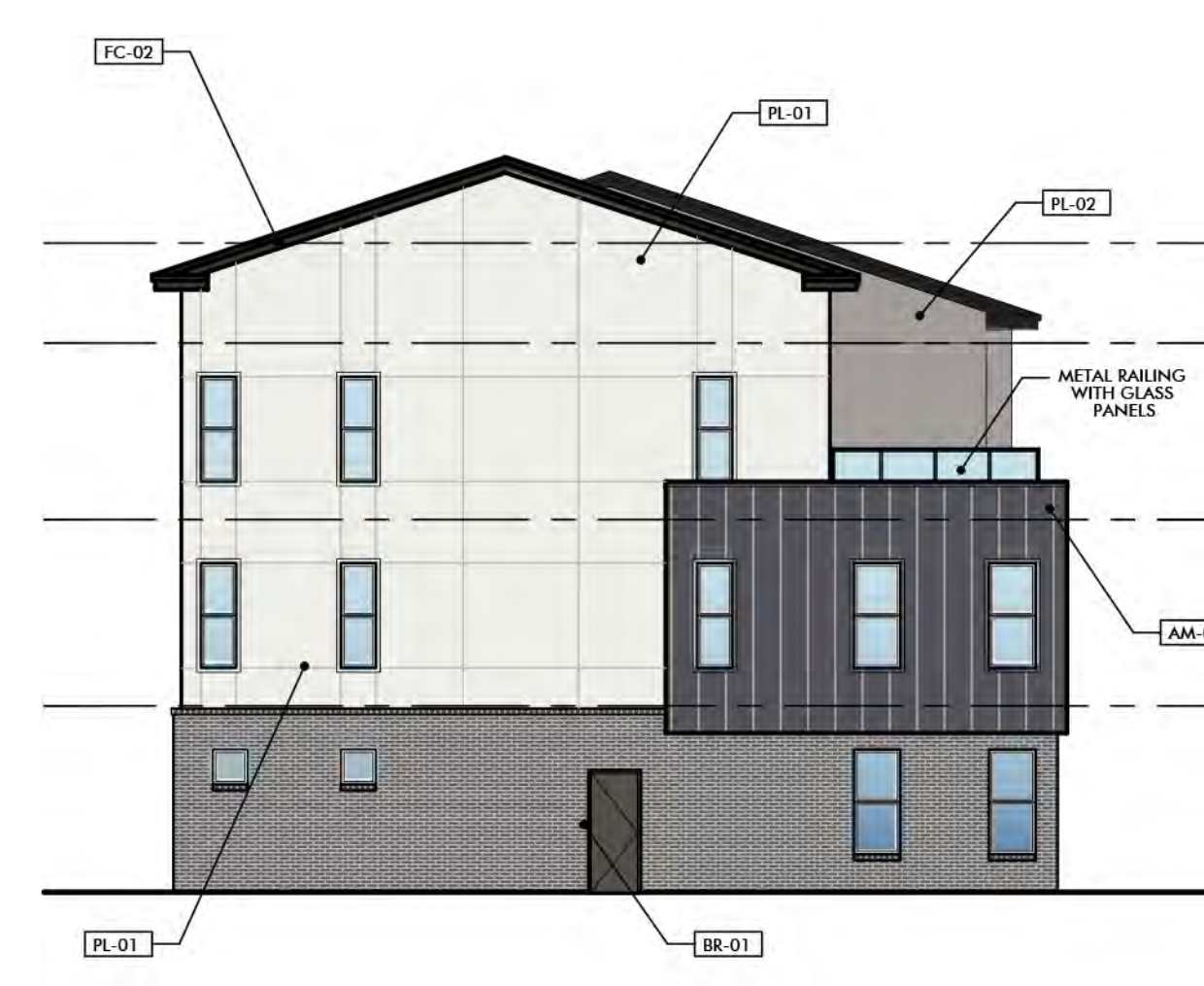


EAST ELEVATION

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"

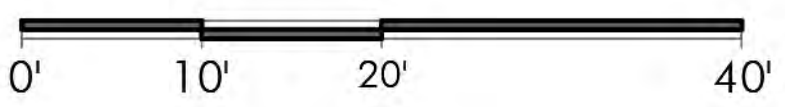
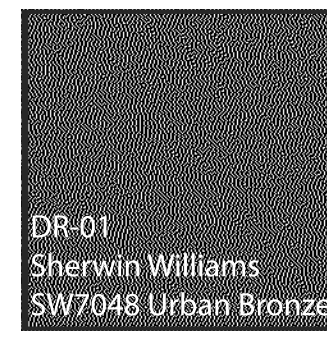
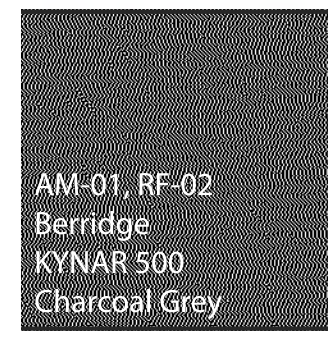
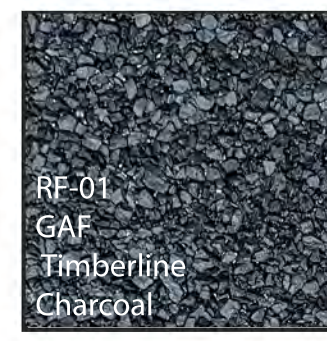
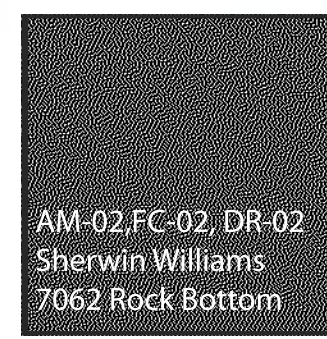
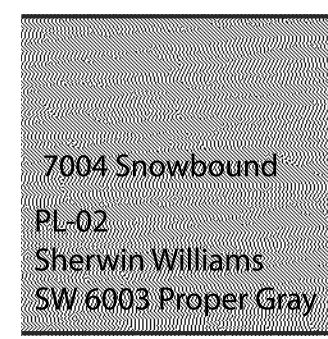
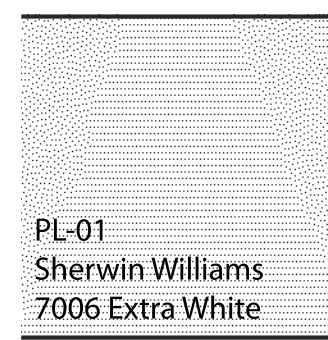
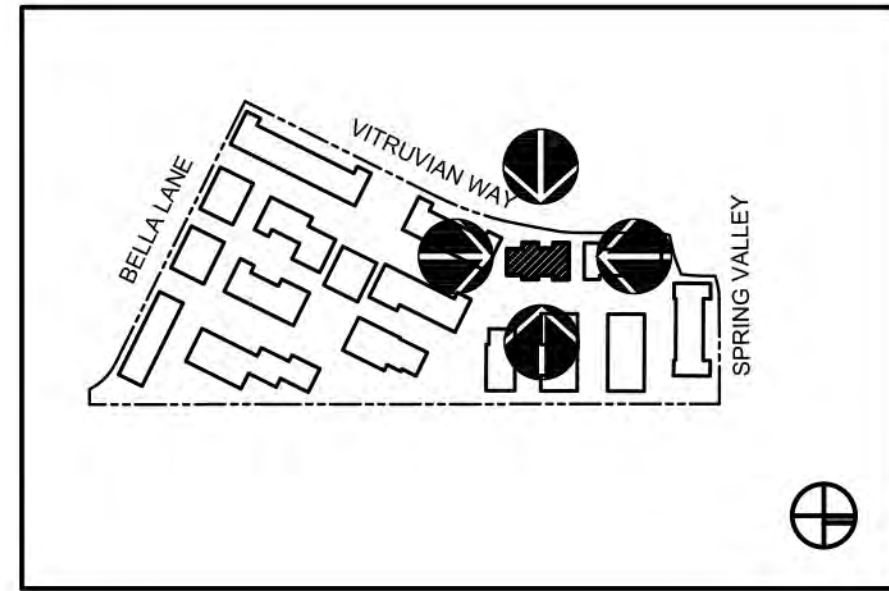
ZONING: PD

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%

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



SOUTH ELEVATION

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

MATERIAL CALCULATIONS:
TOTAL SURFACE SF: 1,804sf

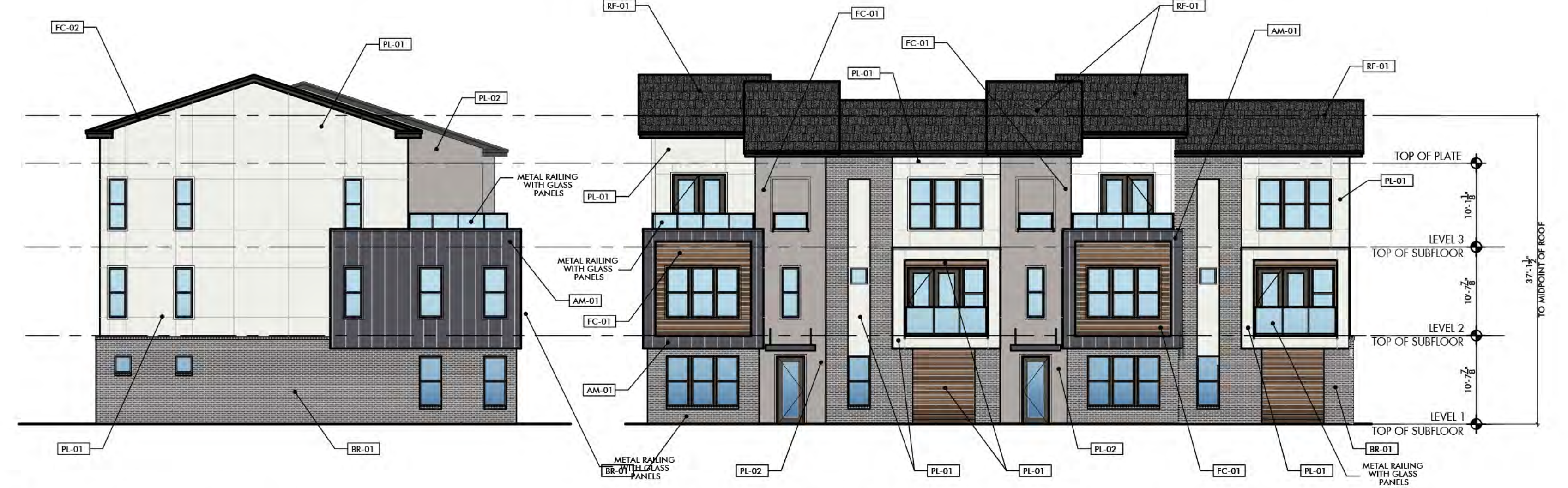
GLAZING:	144sf	8%
BRICK:	486sf	26.9%
STUCCO:	1101sf	61%
METAL:	88sf	4.9%
FIBER CEMENT:	0sf	0%

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)

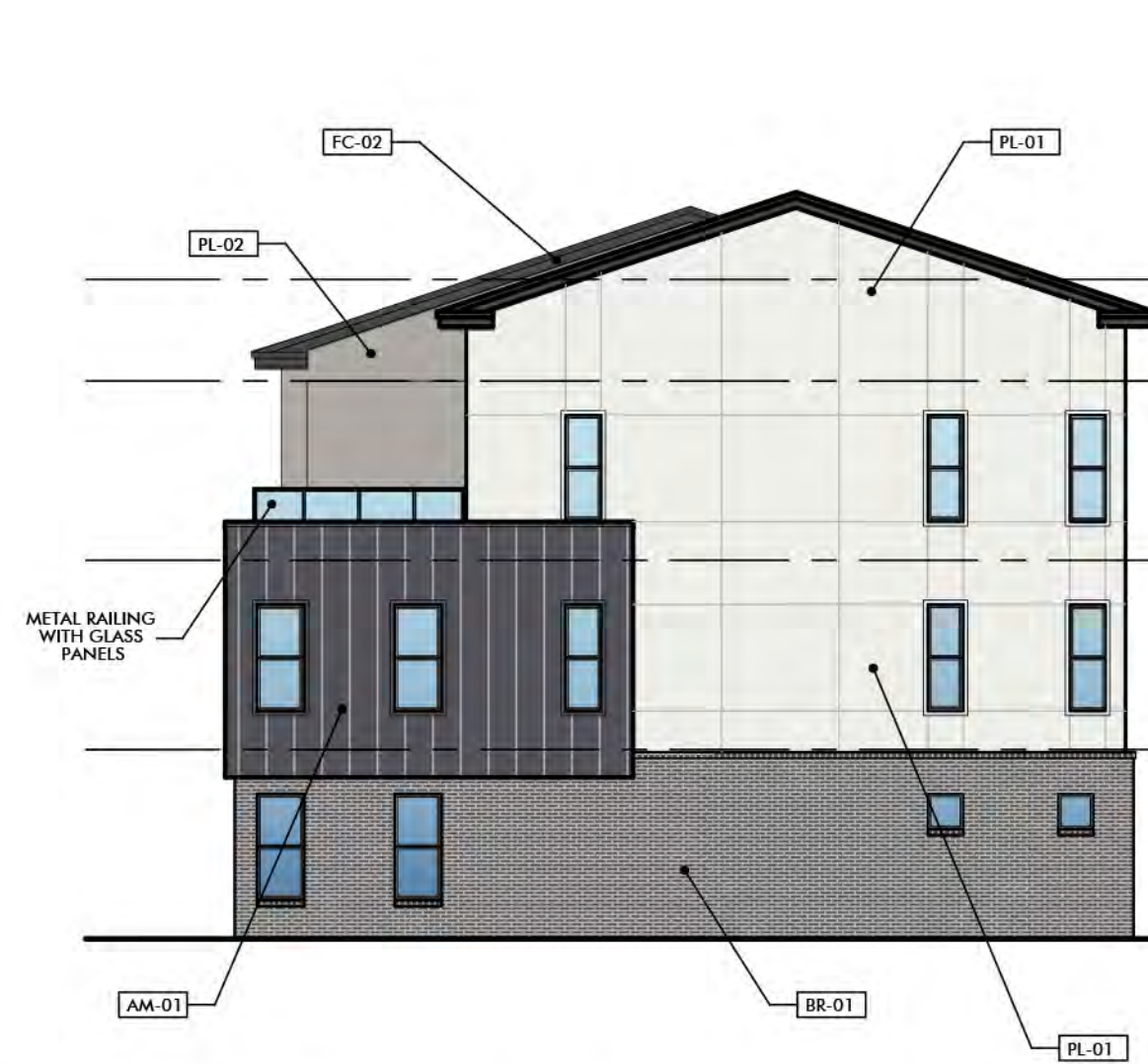
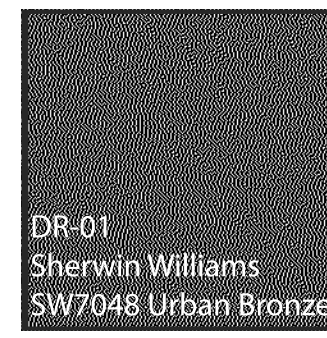
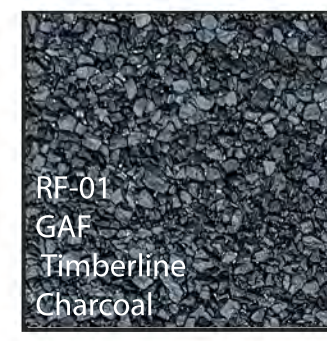
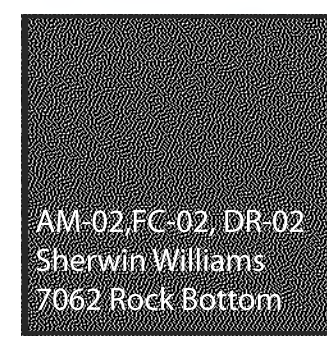
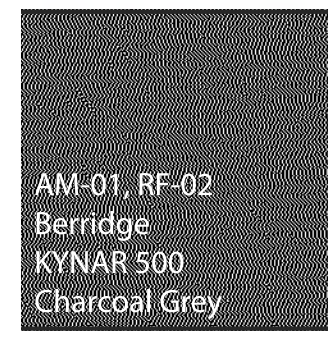
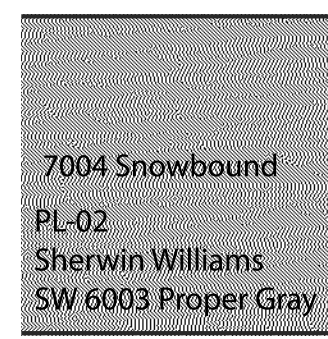
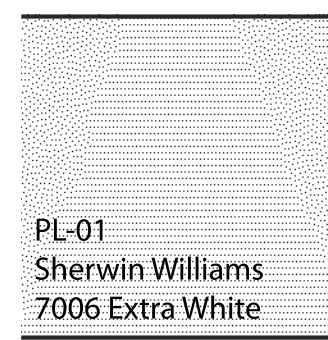
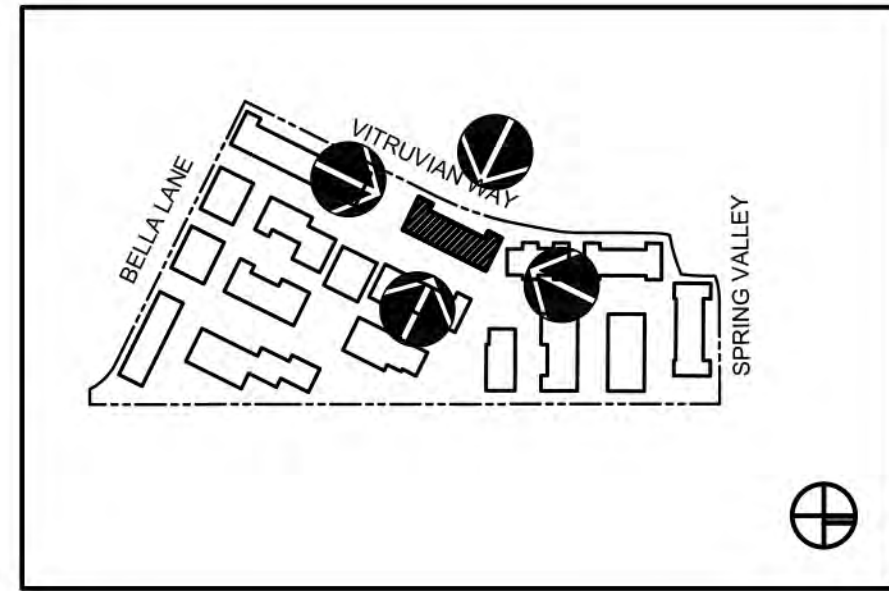
SCALE: 3/32" = 1'-0"

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%

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



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

MATERIAL CALCULATIONS:
 TOTAL SURFACE SF: 1,843sf

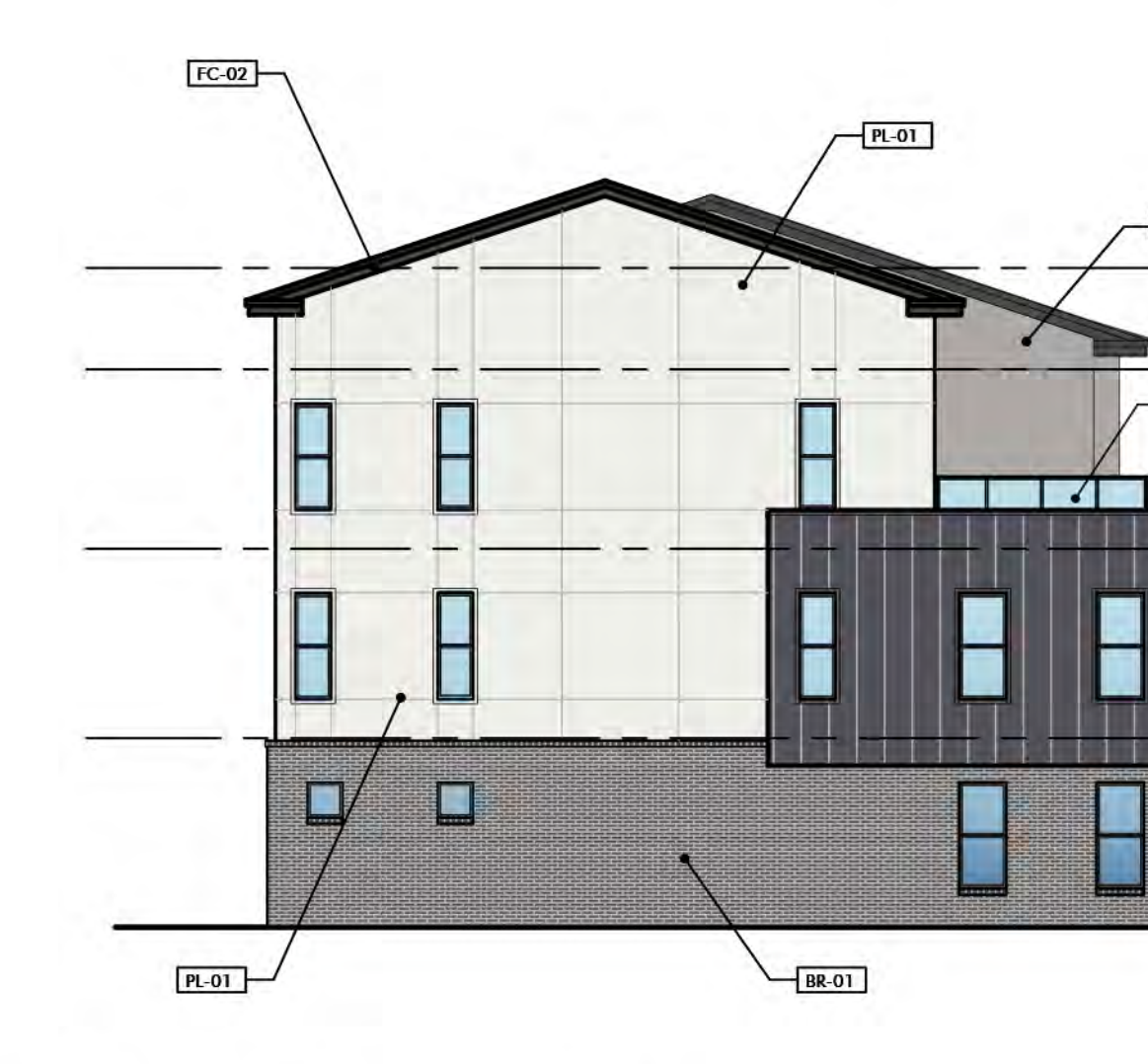
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



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%



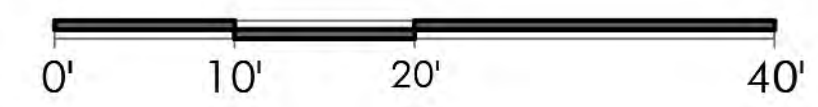
WEST ELEVATION (VITRUVIAN WAY)
 SCALE: 3/32" = 1'-0"

ZONING: PD

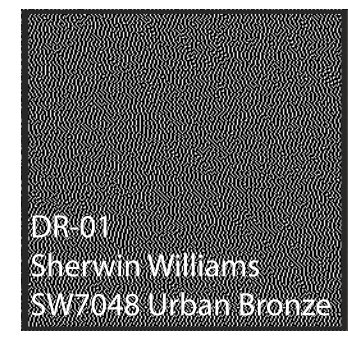
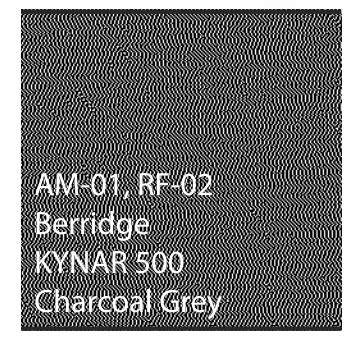
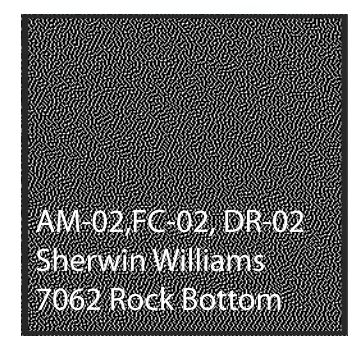
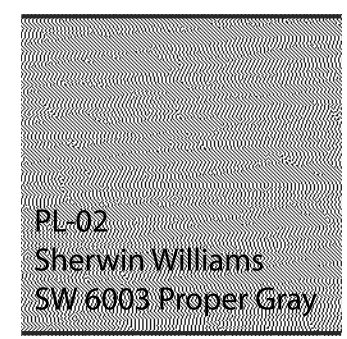
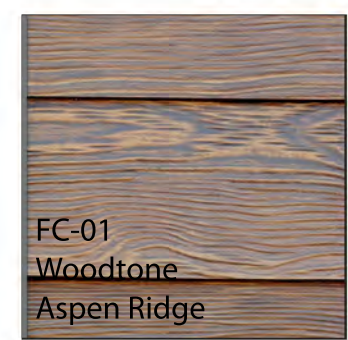
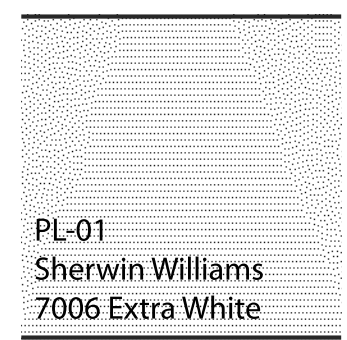
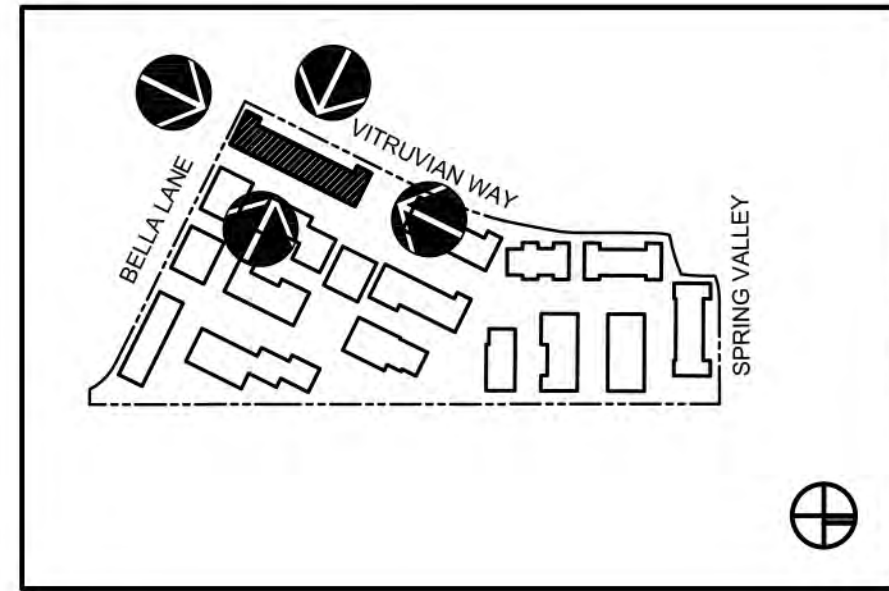
Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

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%



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



SOUTH ELEVATION (BELLA LANE)

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 (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%

WEST ELEVATION (VITRUVIAN WAY)

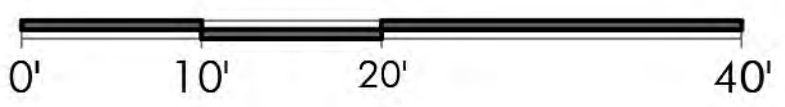
SCALE: 3/32" = 1'-0"

ZONING: PD

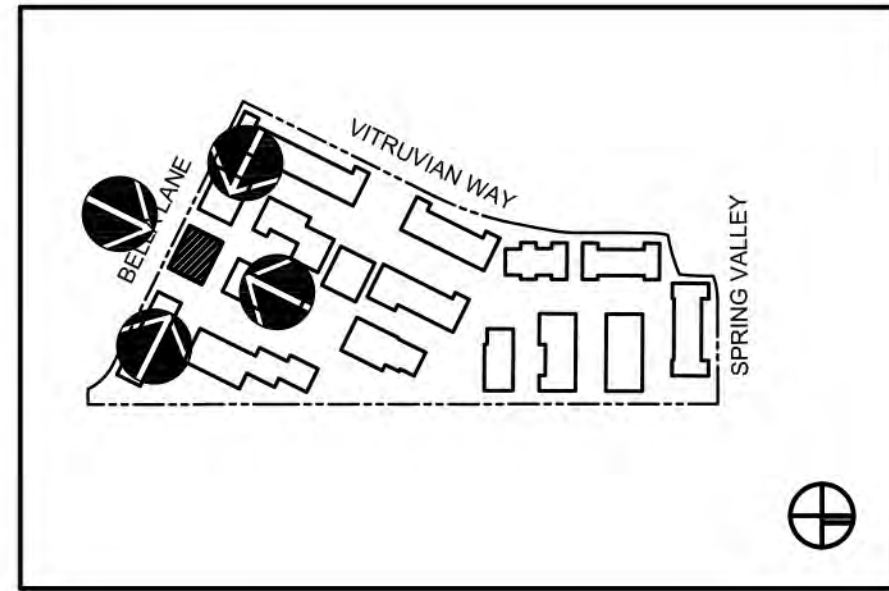
Addison, TX
Town Project # 1839-Z
Block 217
VP 217 5.112 acres

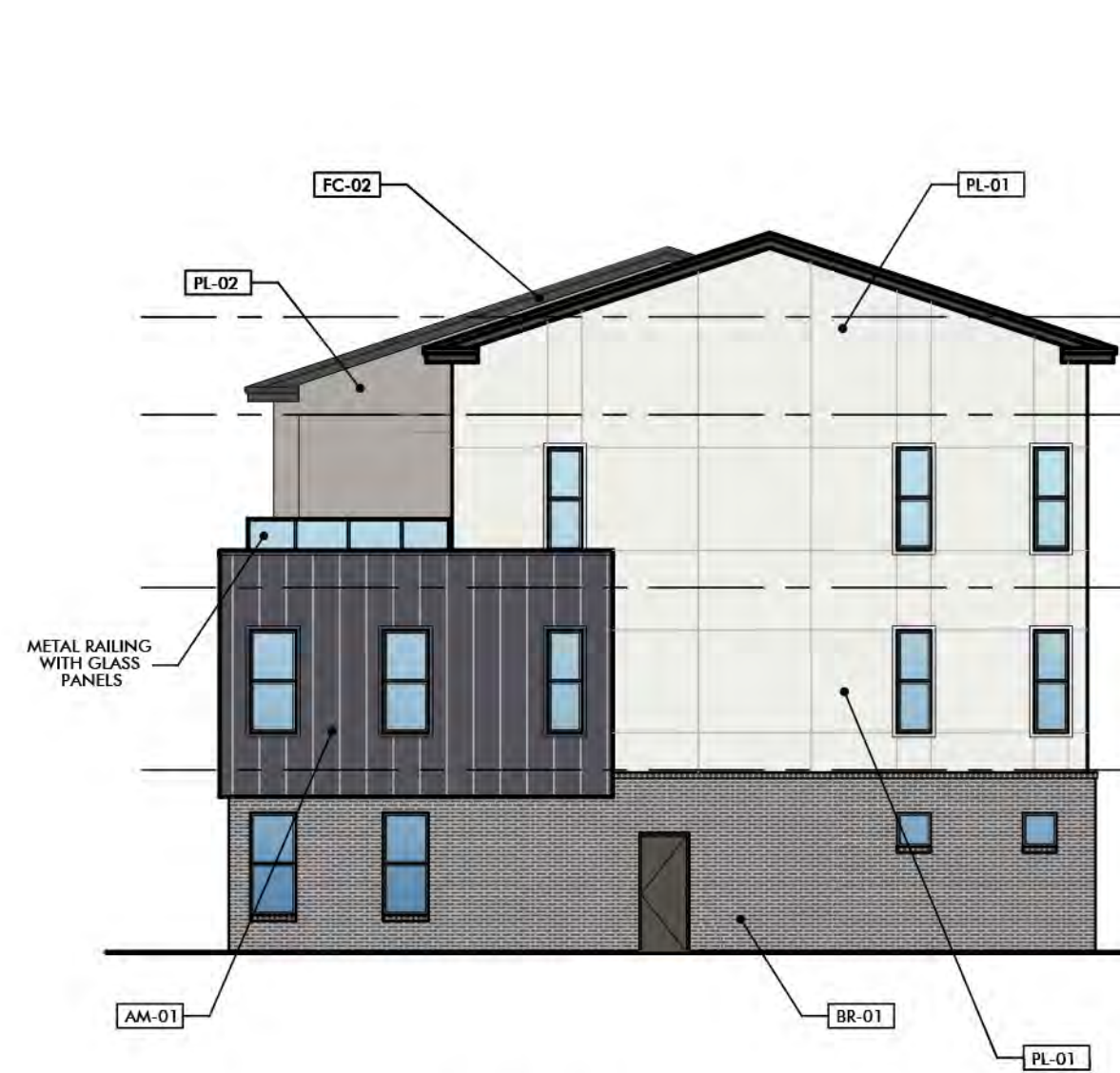
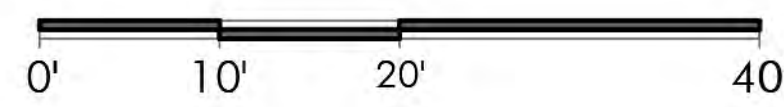
MATERIAL CALCULATIONS:
 TOTAL SURFACE SF: 4,256sf

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



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



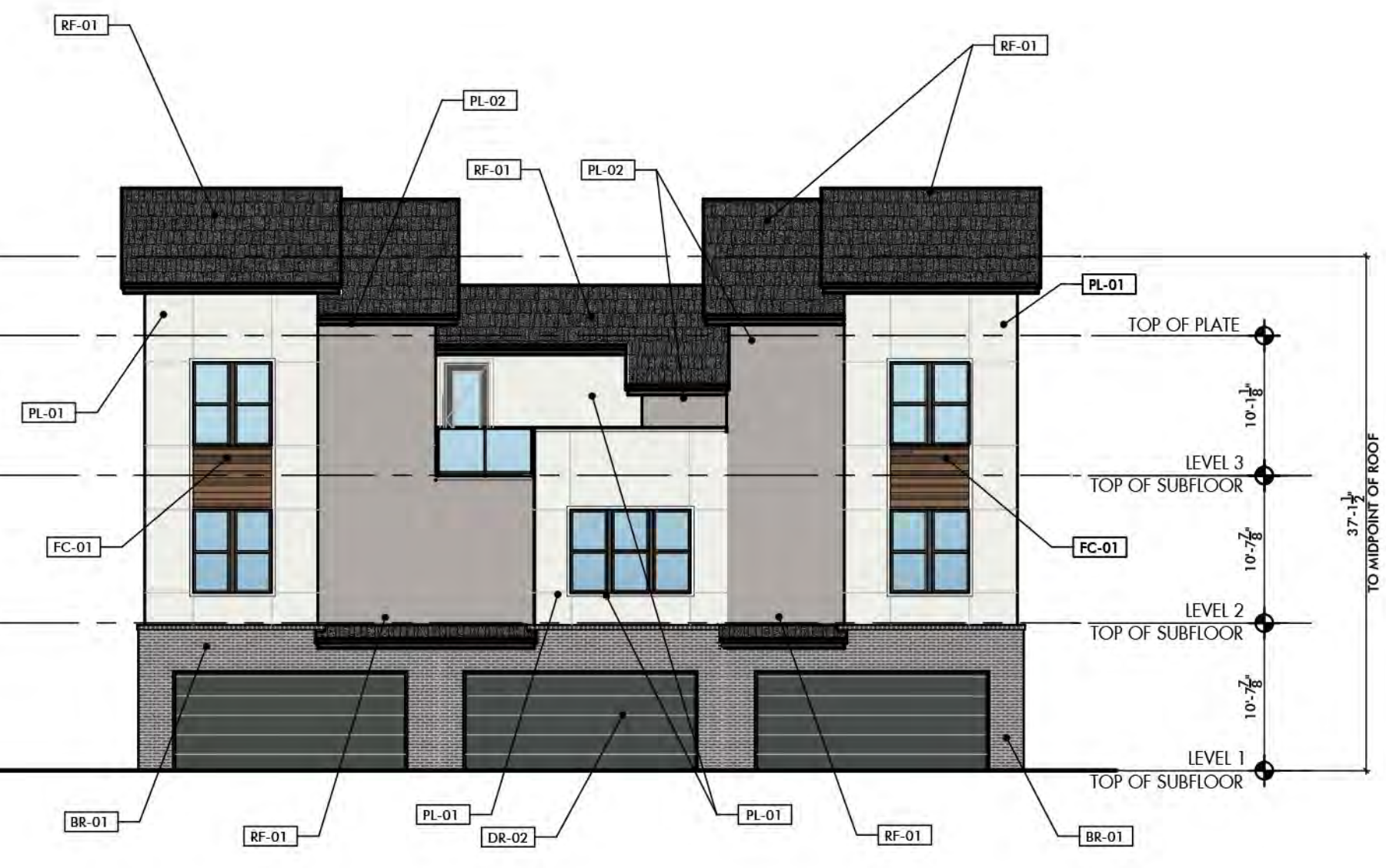


EAST ELEVATION

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%

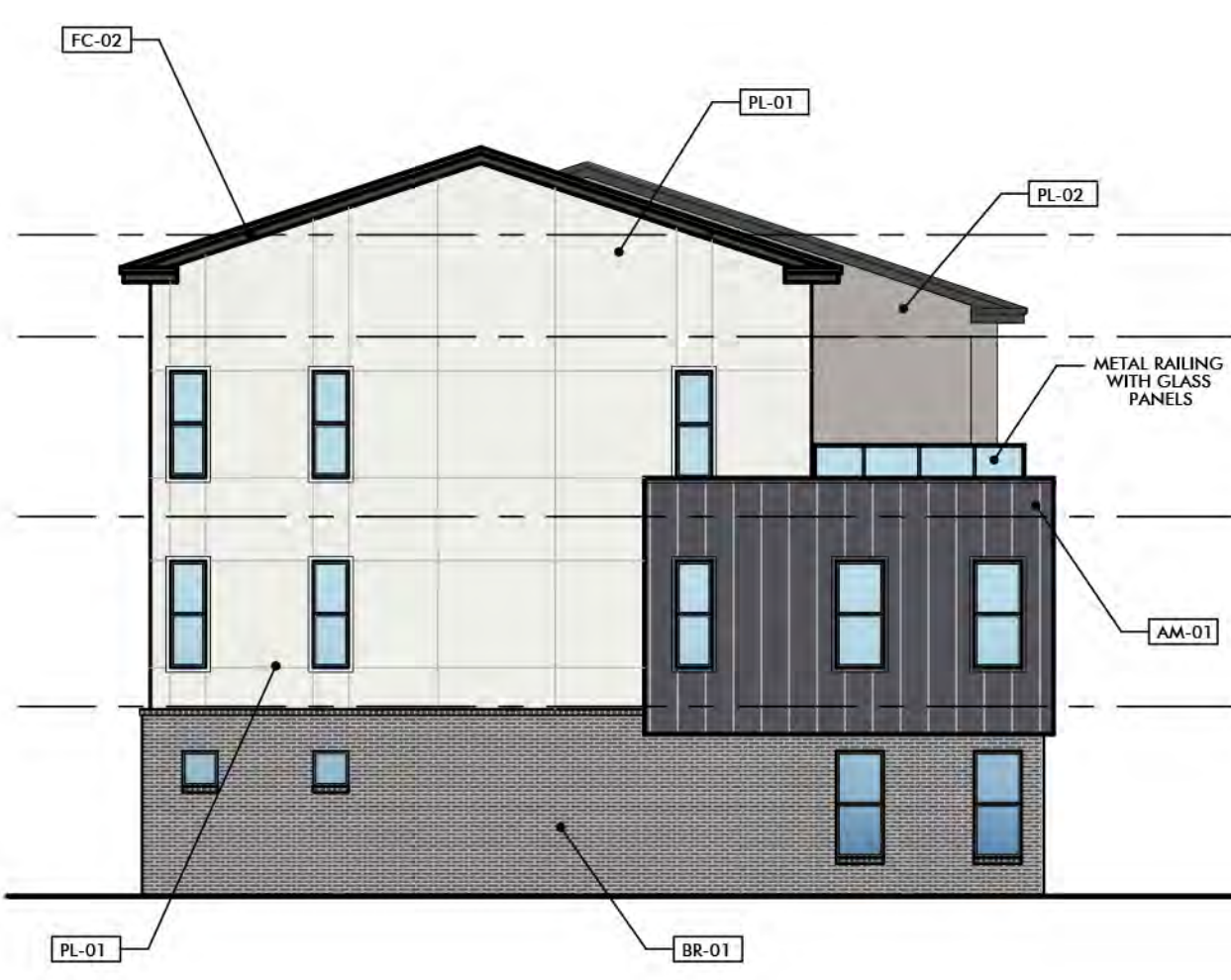


NORTH ELEVATION

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"

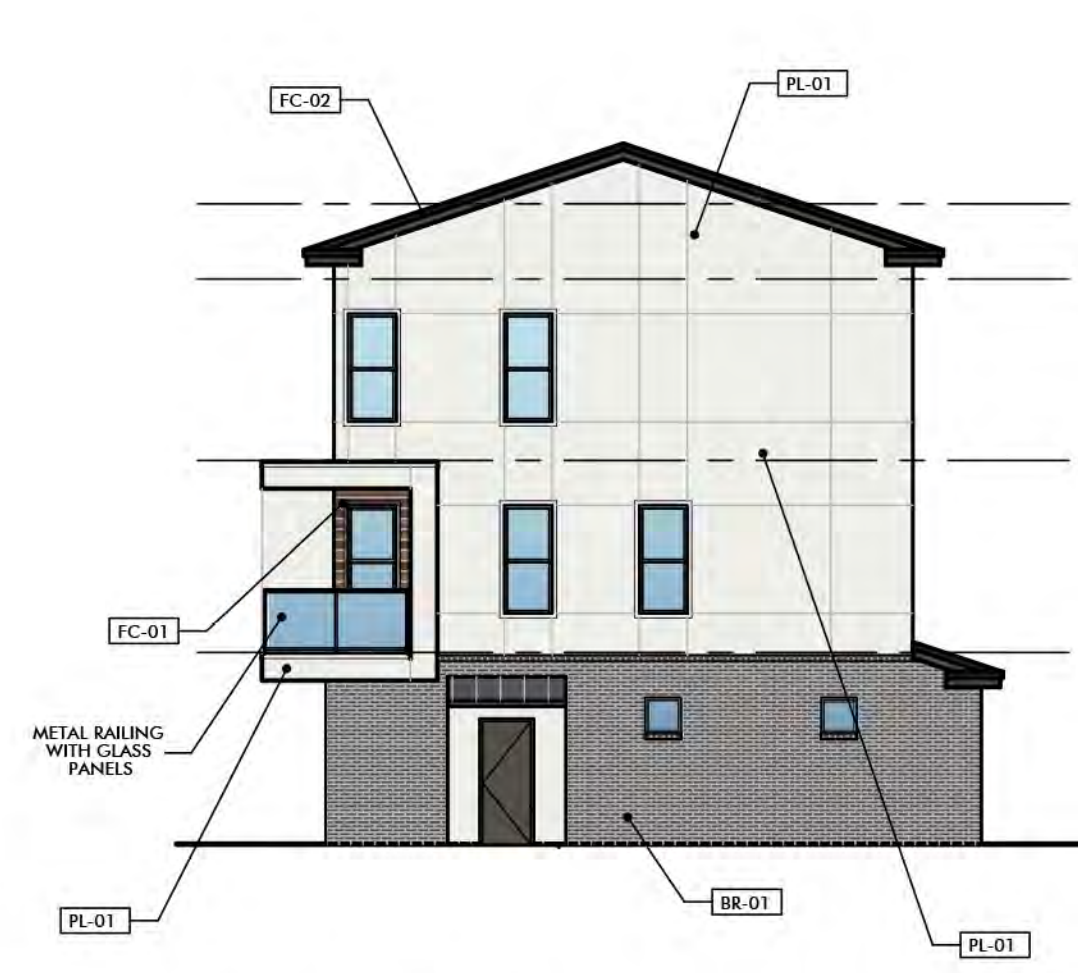
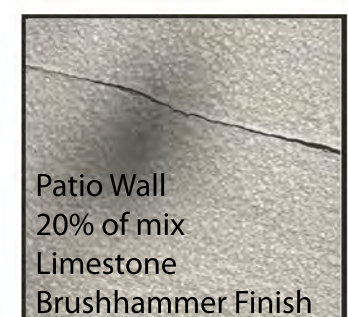
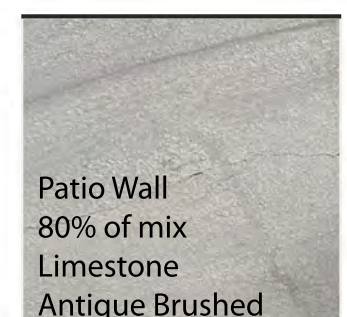
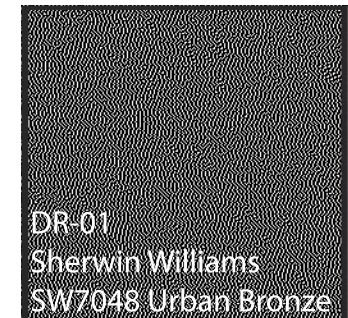
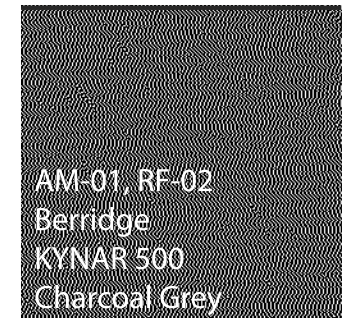
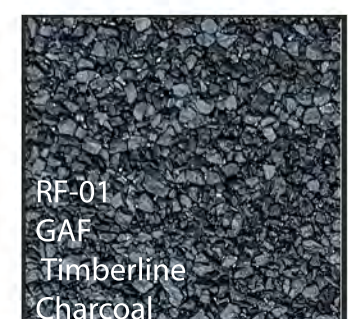
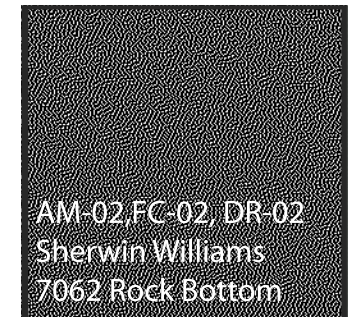
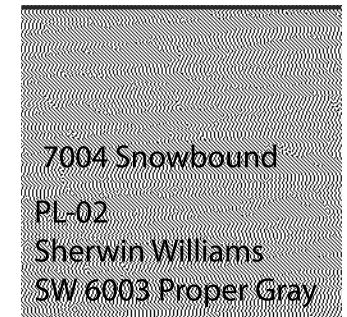
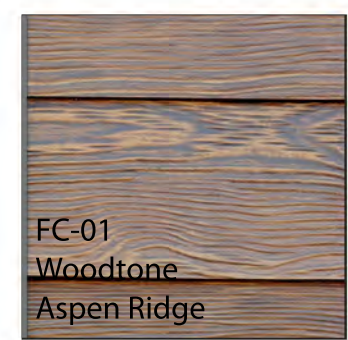
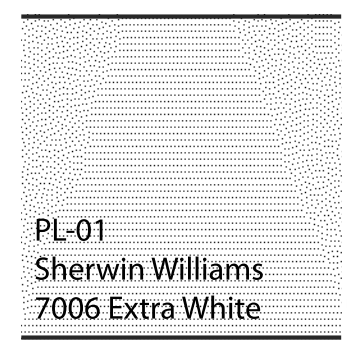
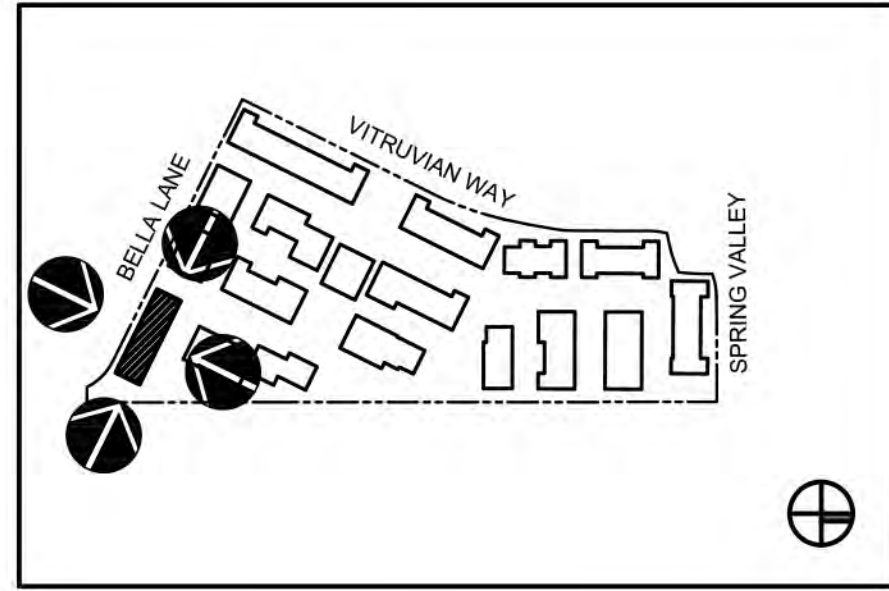
ZONING: PD

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%

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



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%

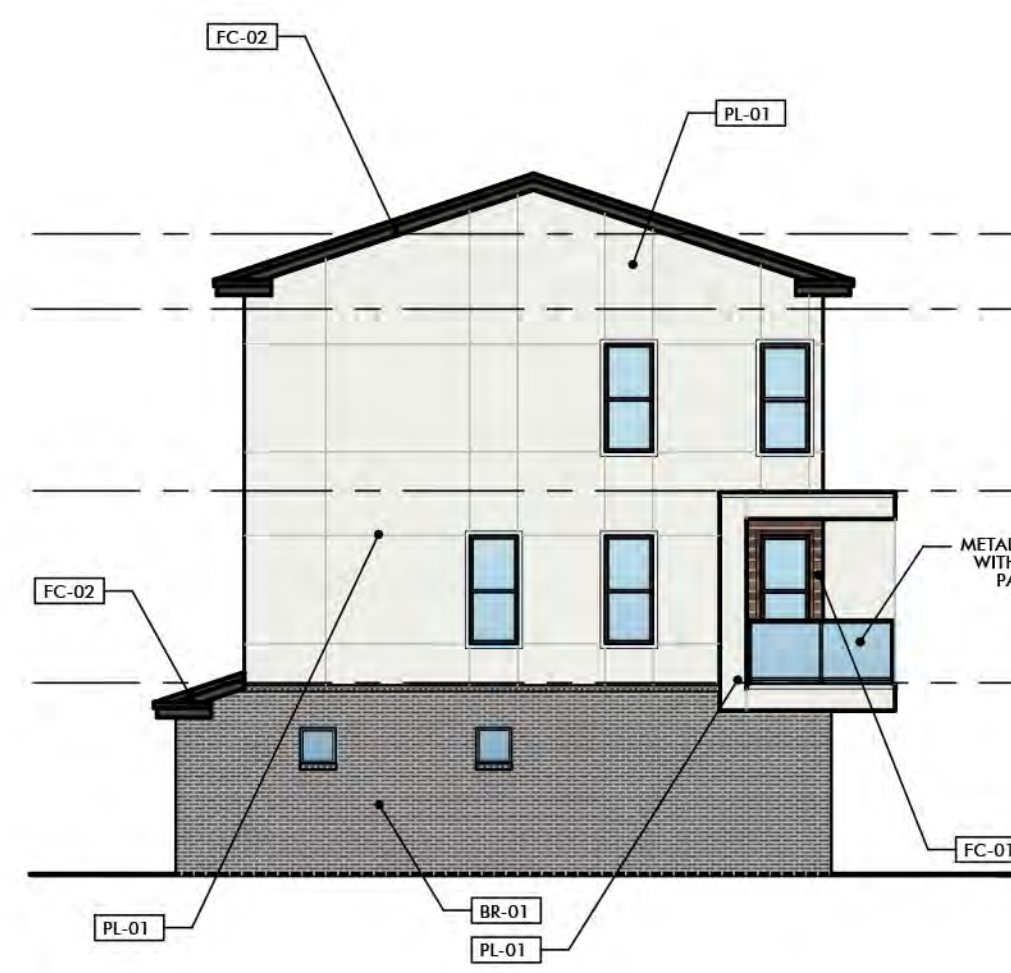


NORTH ELEVATION

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%



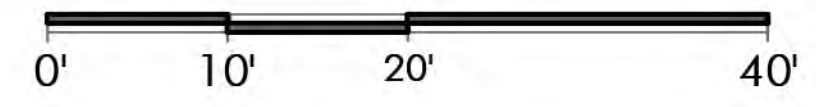
SOUTH ELEVATION (BELLA LANE)

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

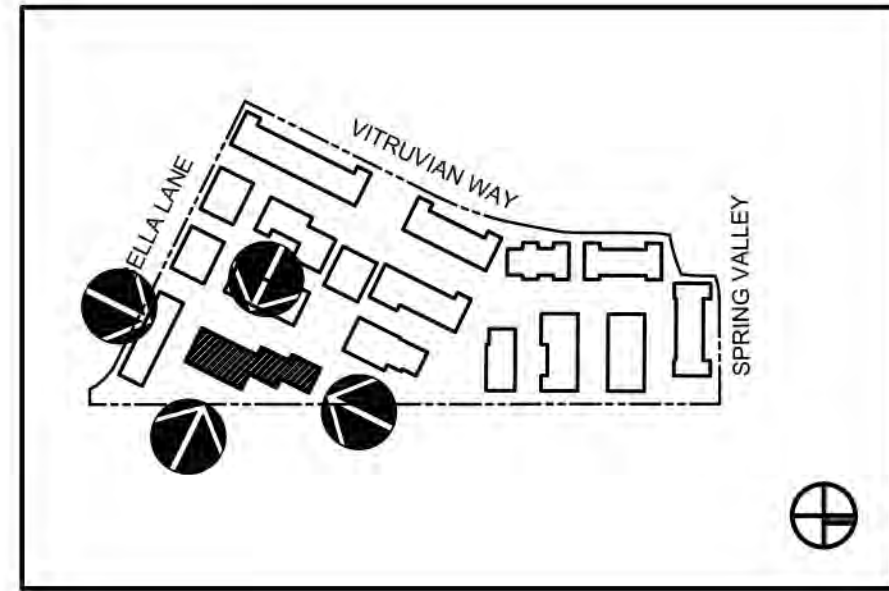
ZONING: PD
 Addison, TX
 Town Project # 1839-Z
 Block 217
 VP 217 5.112 acres

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%



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



NORTH 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%

WEST ELEVATION

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

MATERIAL CALCULATIONS:
 TOTAL SURFACE SF: 5,410sf

GLAZING:	838sf	15.5%
BRICK:	811sf	15%
STUCCO:	2,759sf	51%
METAL:	865sf	16%
FIBER CEMENT:	135sf	2.5%



SOUTH ELEVATION

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

MATERIAL CALCULATIONS:
 TOTAL SURFACE SF: 1,843sf

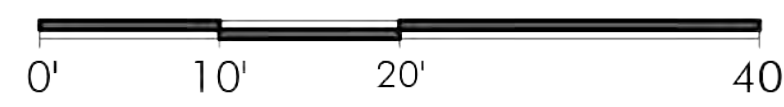
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%

EAST ELEVATION

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

MATERIAL CALCULATIONS:
 TOTAL SURFACE SF: 5,581sf

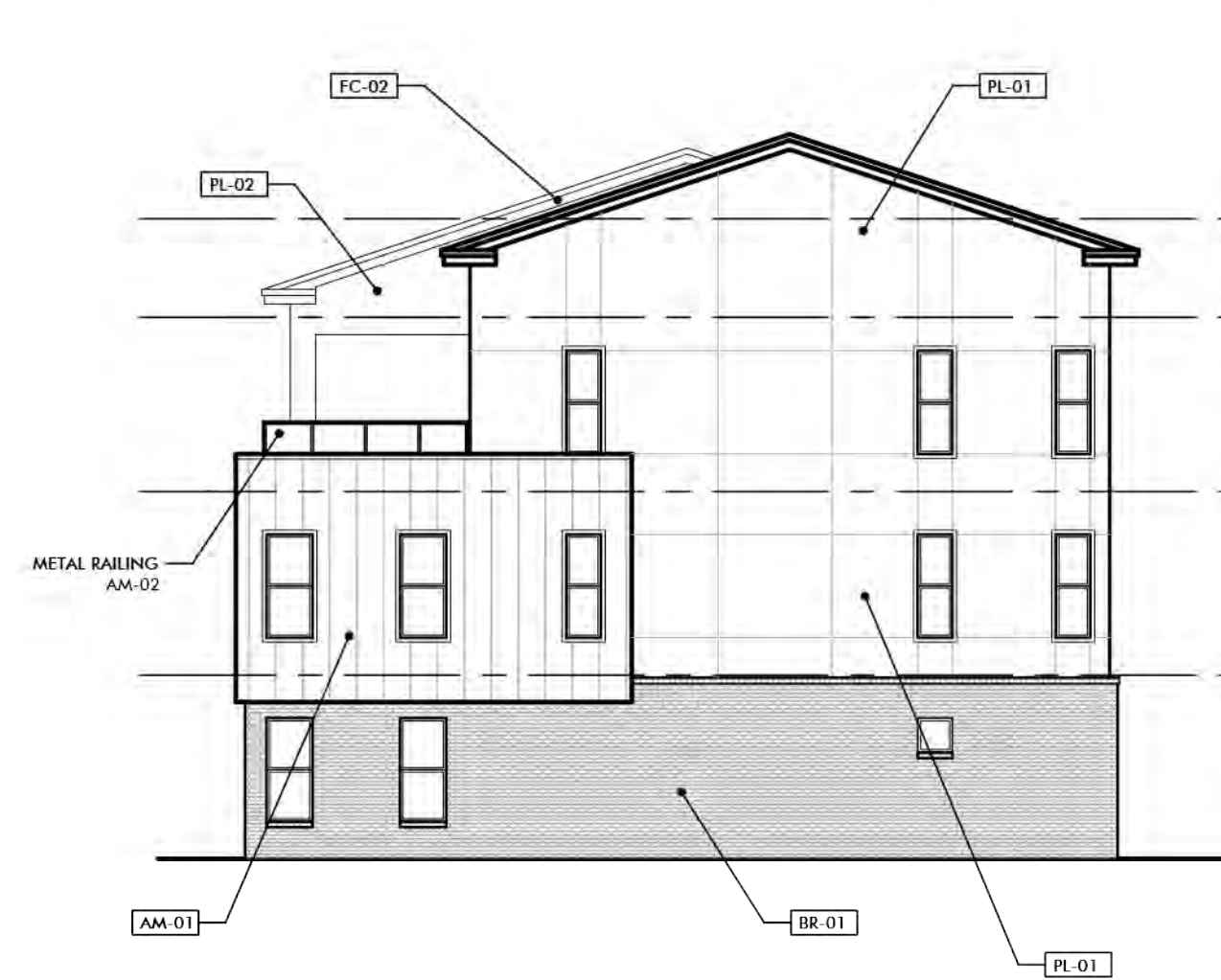
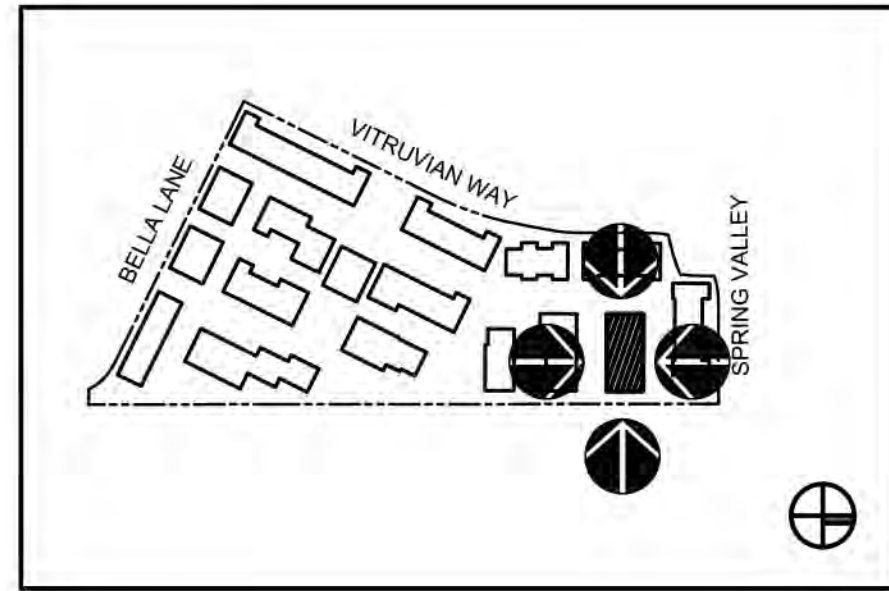
GLAZING:	1,108sf	19.9%
BRICK:	1,828sf	32.8%
STUCCO:	1,900sf	34%
METAL:	172sf	3.1%
FIBER CEMENT:	628sf	11.3%



ZONING: PD

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

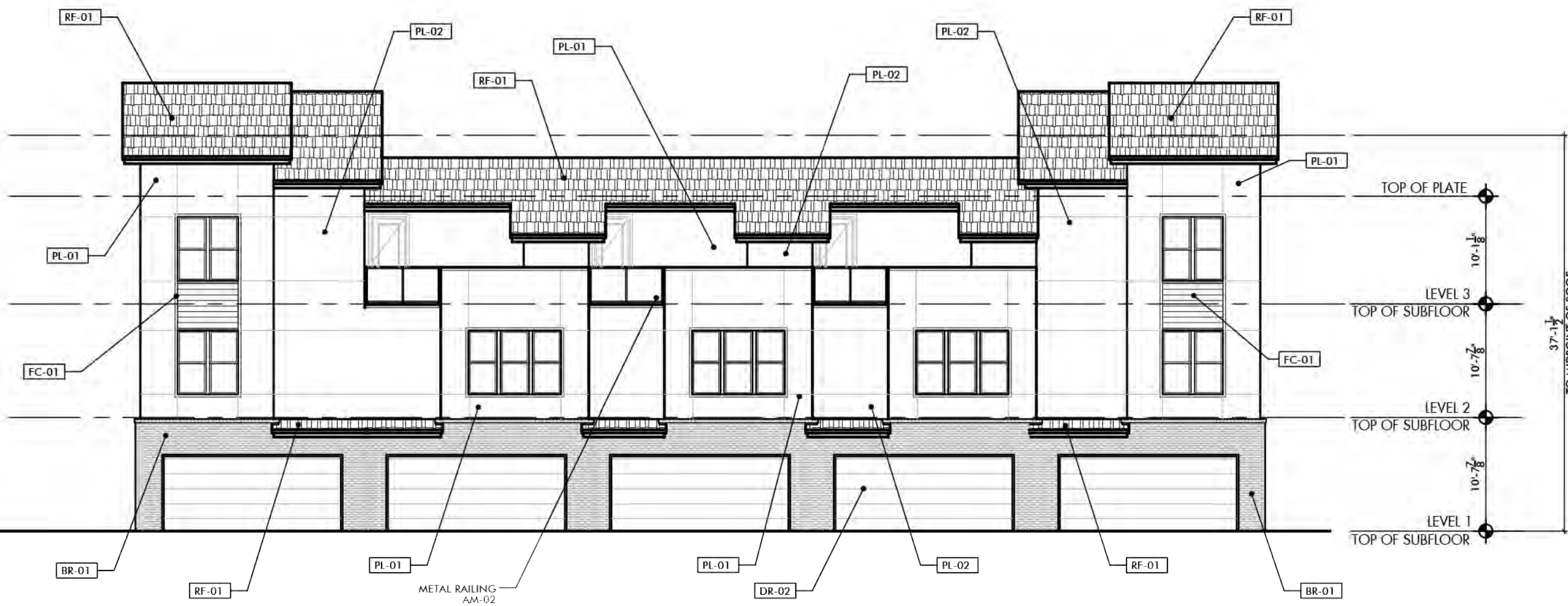
FACADE PLAN NOTES:
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL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



EAST ELEVATION

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

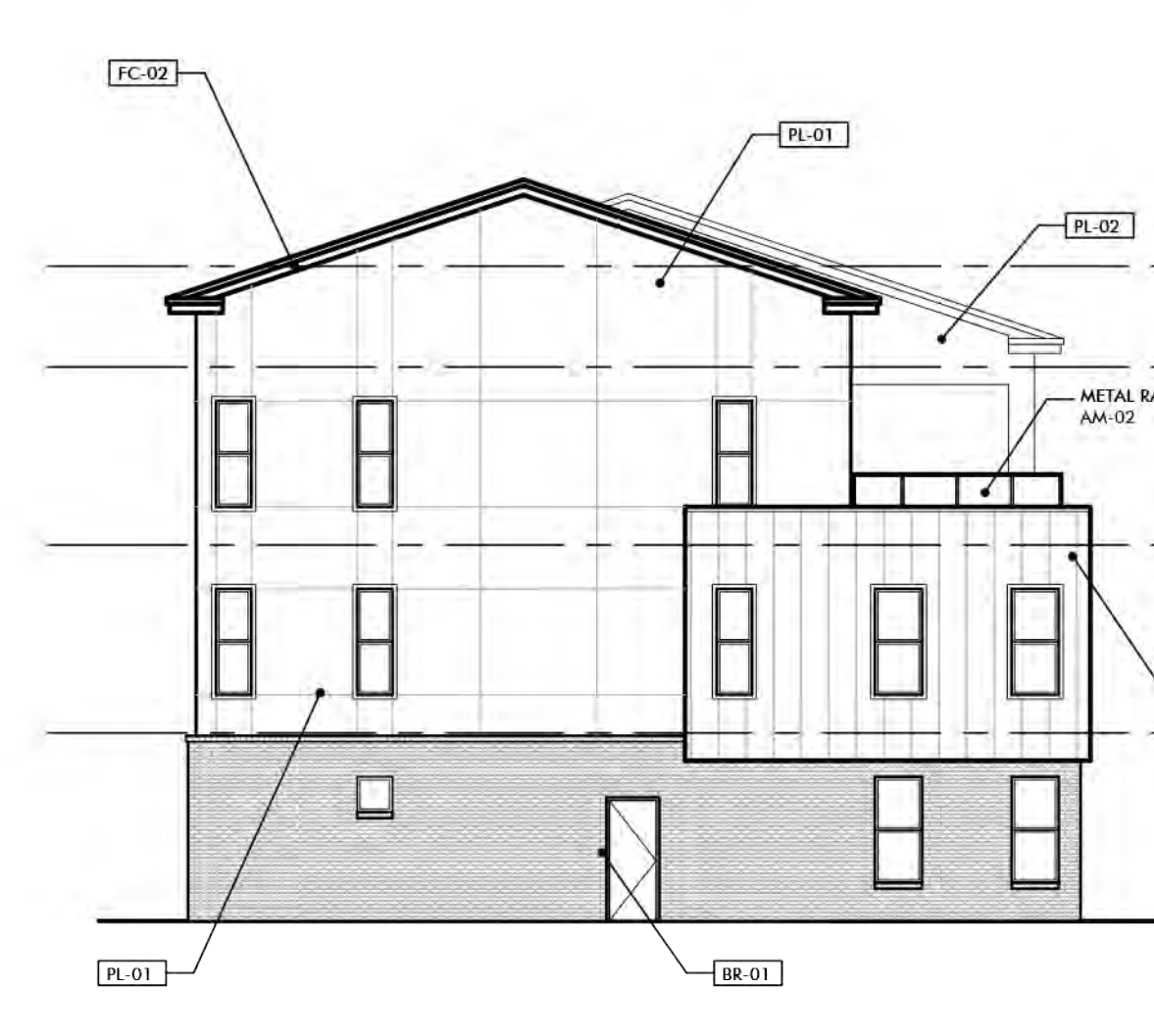
MATERIAL CALCULATIONS		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



NORTH ELEVATION

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

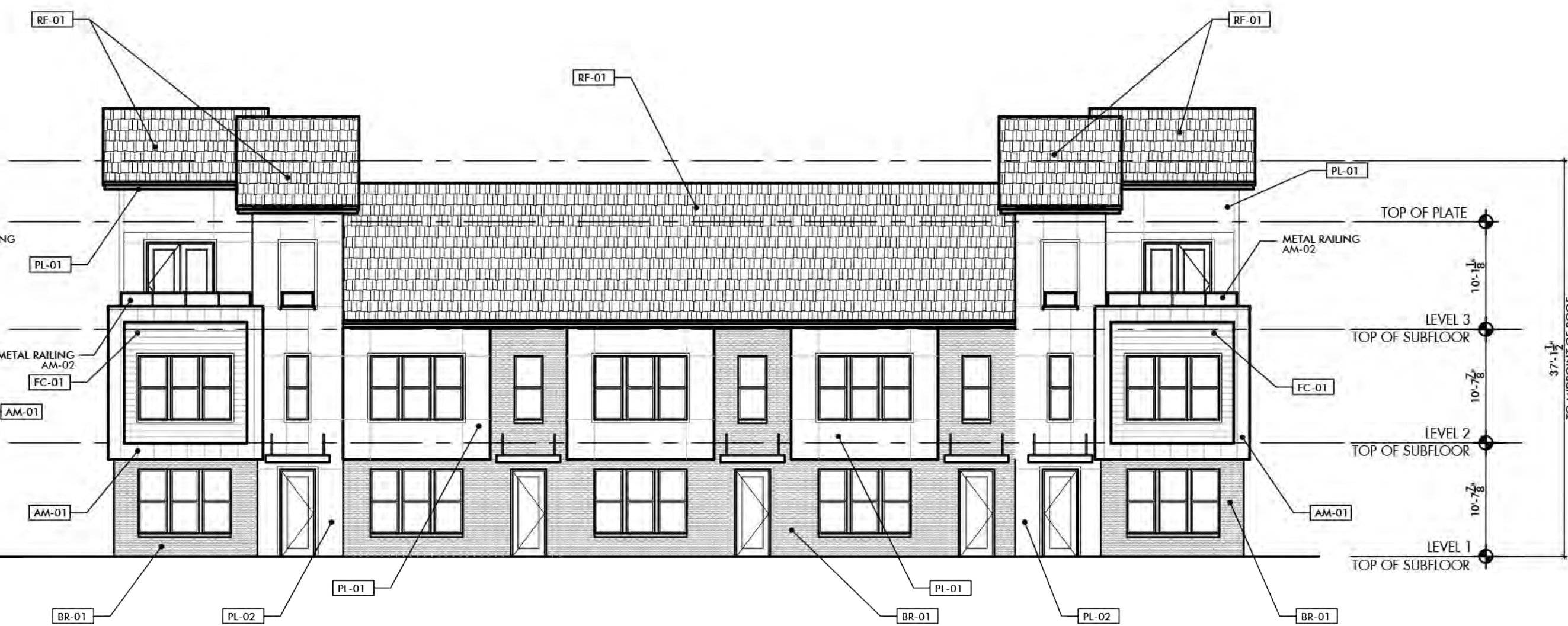
MATERIAL CALCULATIONS		
TOTAL SURFACE SF: 2,812sf		
GLAZING:	251sf	8.9%
BRICK:	460sf	16.4%
STUCCO:	1,541sf	54.8%
METAL:	484sf	17.2%
FIBER CEMENT:	16sf	6%



WEST ELEVATION

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

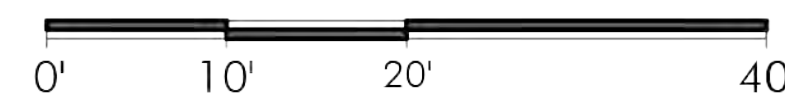
MATERIAL CALCULATIONS		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



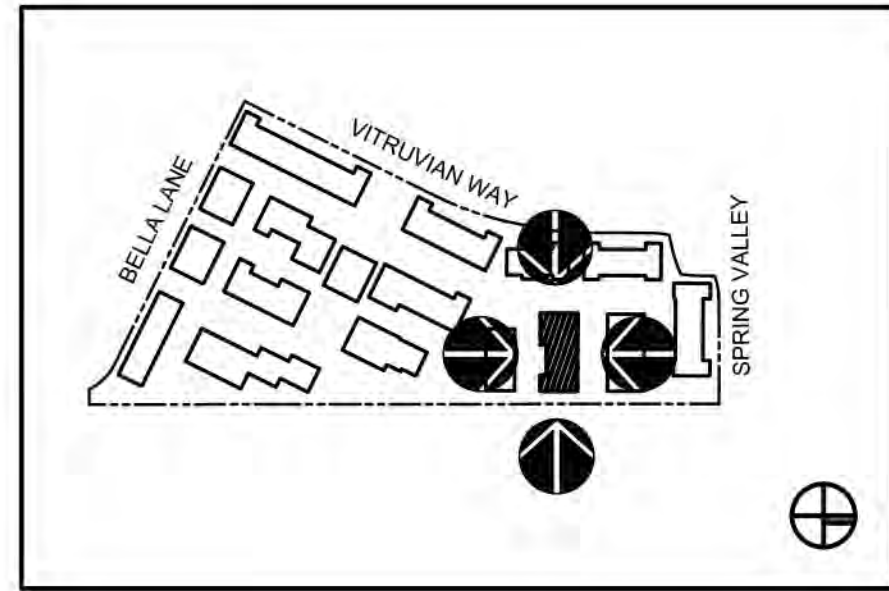
SOUTH ELEVATION

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

ZONING: PD		
Addison, TX		
Town Project # 1839-Z		
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%



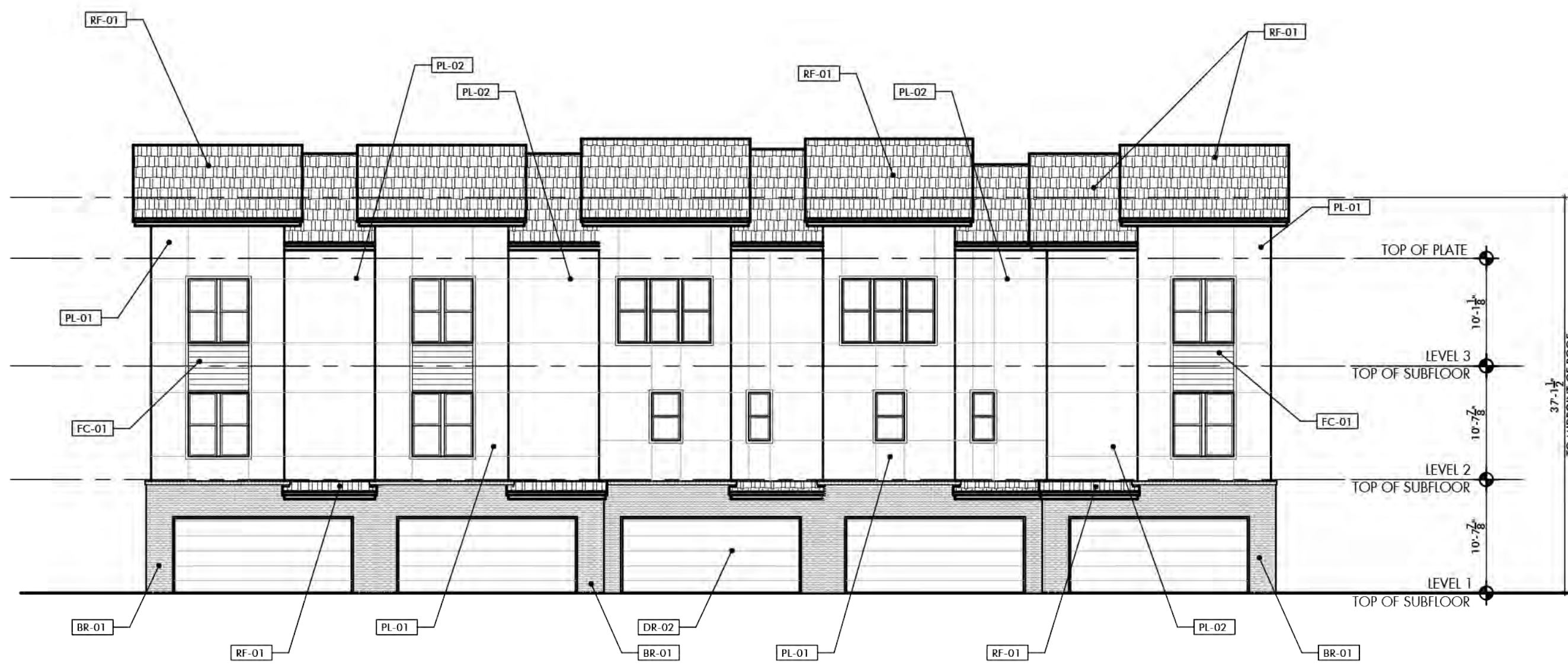
FACADE PLAN NOTES:
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL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



WEST ELEVATION

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

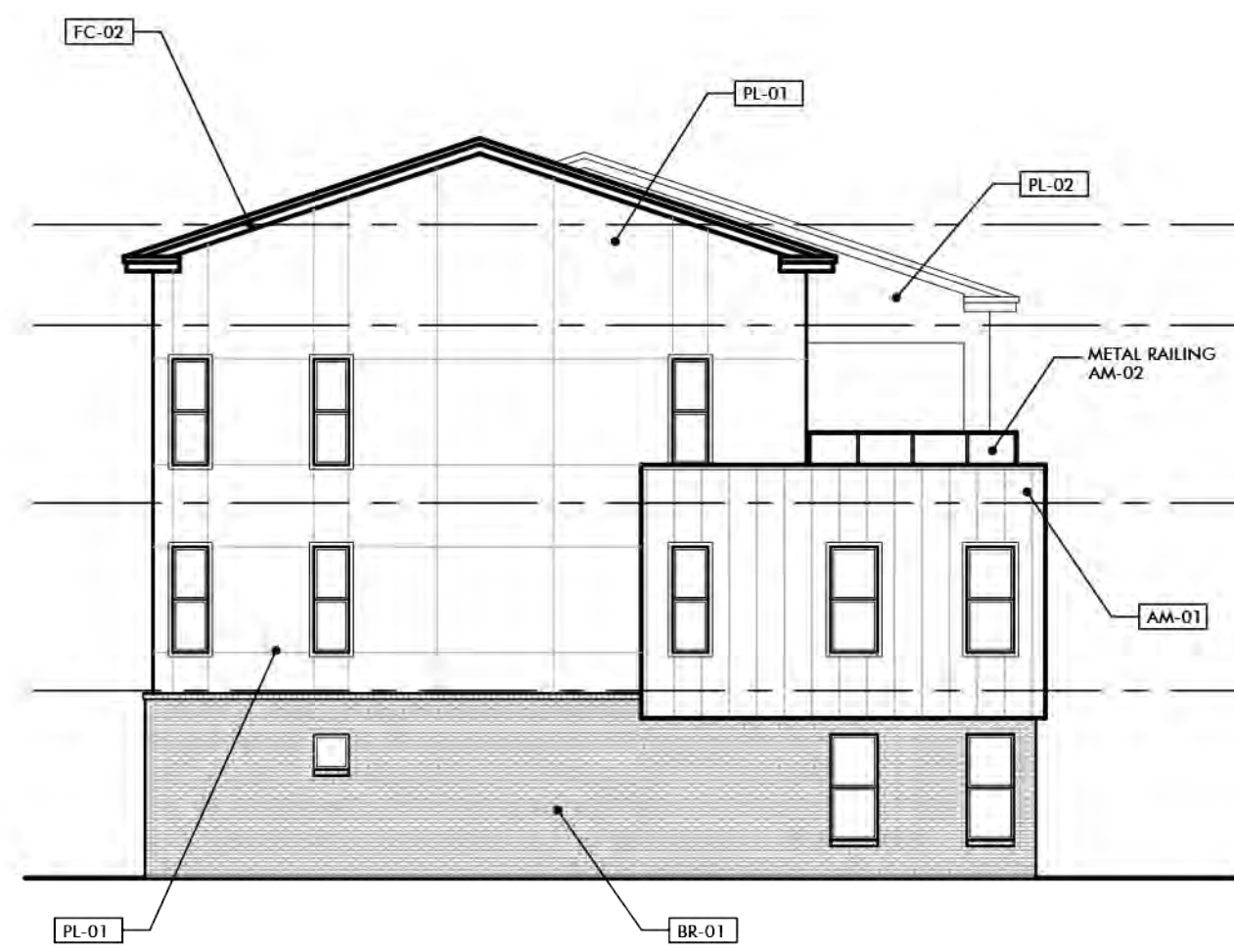
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF:	1,843sf	
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



SOUTH ELEVATION

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

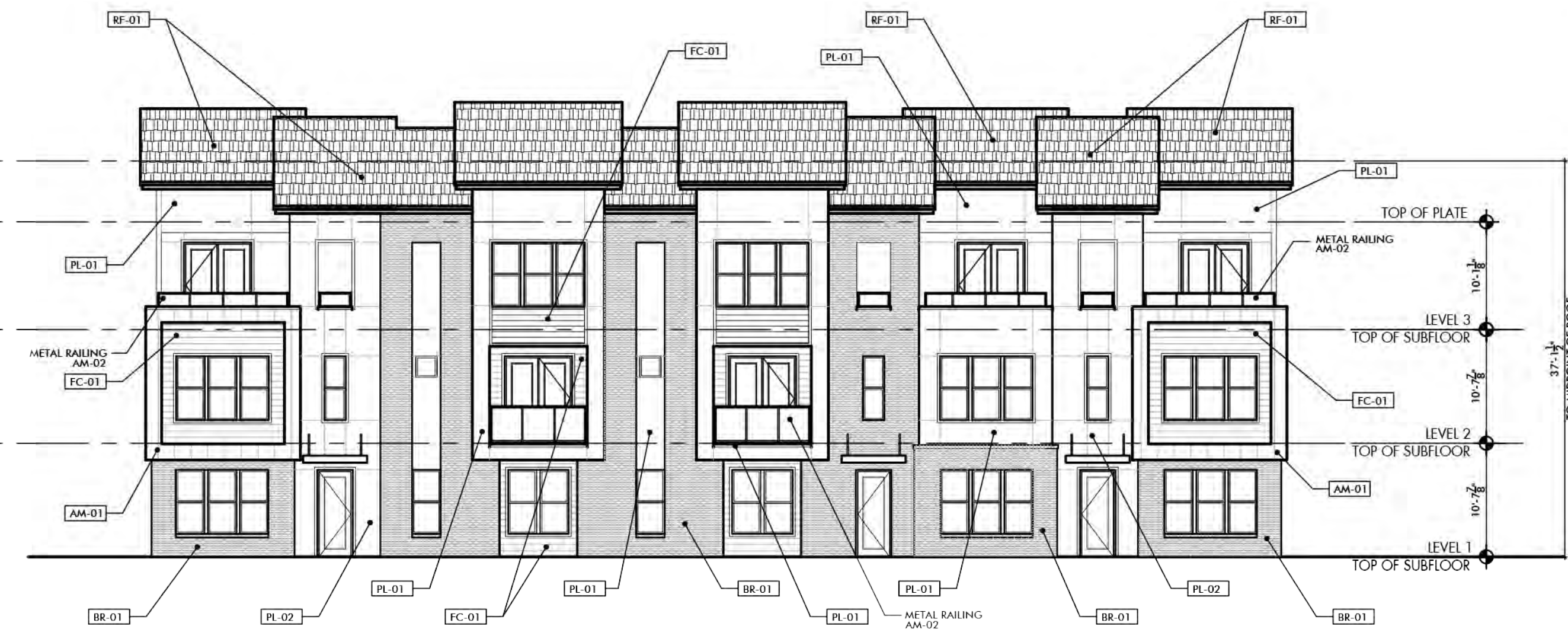
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF:	3,531sf	
GLAZING:	560sf	15.9%
BRICK:	416sf	11.8%
STUCCO:	1,850sf	52.4%
METAL:	605sf	17.1%
FIBER CEMENT:	72sf	2%



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%

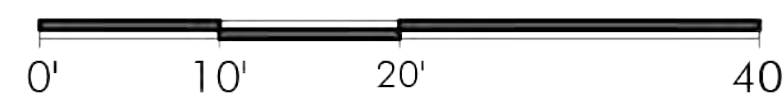


NORTH ELEVATION

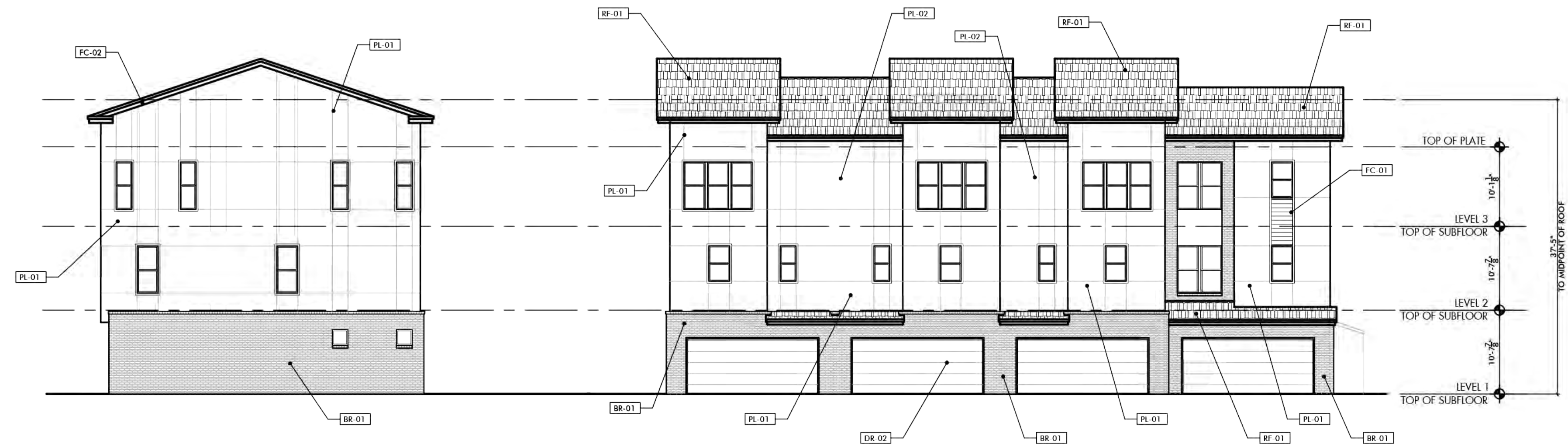
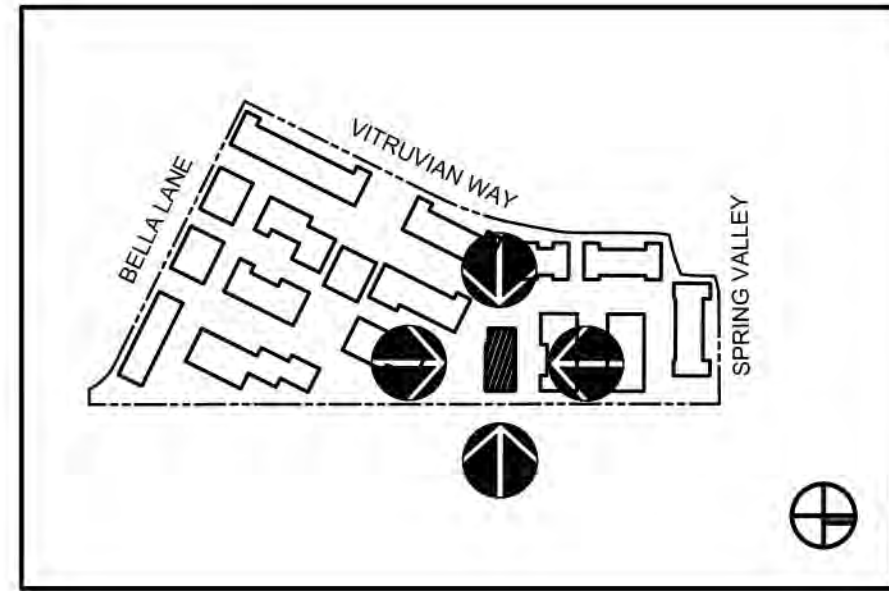
SCALE: 3/32" = 1'-0"

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%



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



EAST ELEVATION

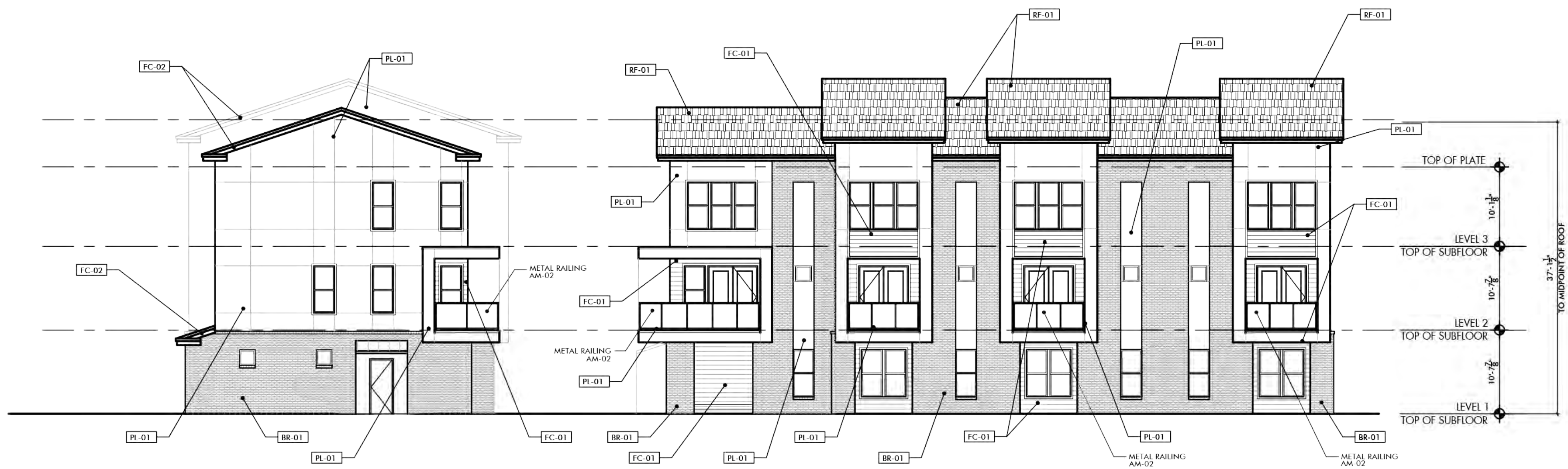
SCALE: 3/32" = 1'-0"

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"

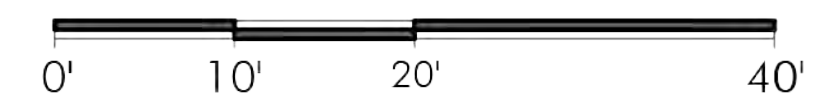
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 1,296sf		
GLAZING:	88sf	6.8%
BRICK:	406sf	31.3%
STUCCO:	733sf	56.6%
METAL:	0sf	0%
FIBER CEMENT:	63sf	4.9%

SOUTH ELEVATION

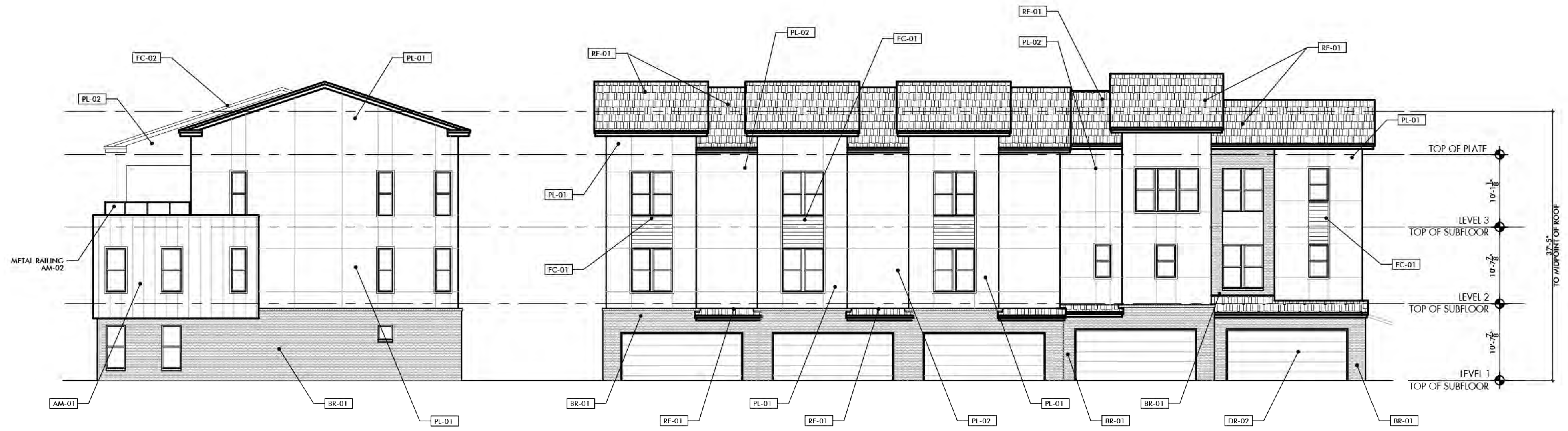
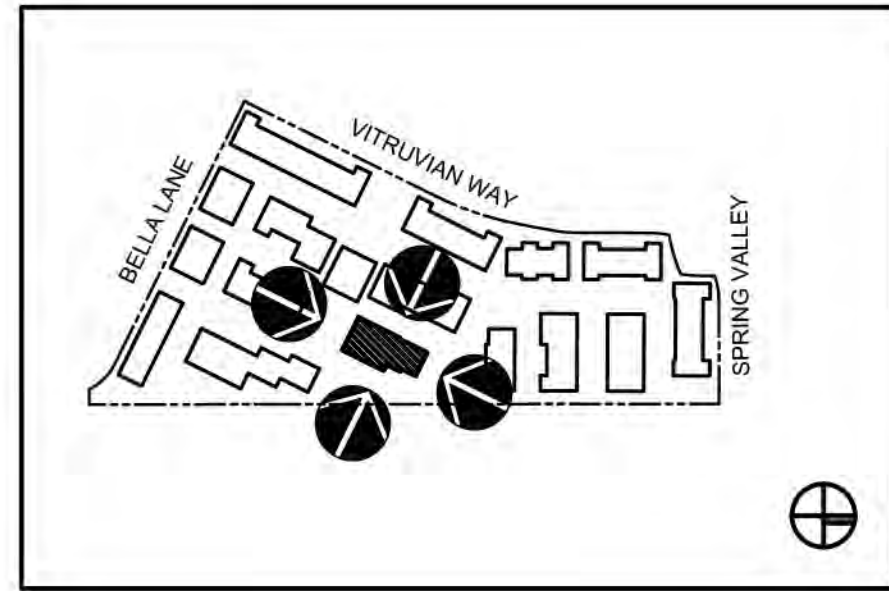
SCALE: 3/32" = 1'-0"

ZONING: PD	
Addison, TX	
Town Project # 1839-Z	
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%



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



SOUTH ELEVATION

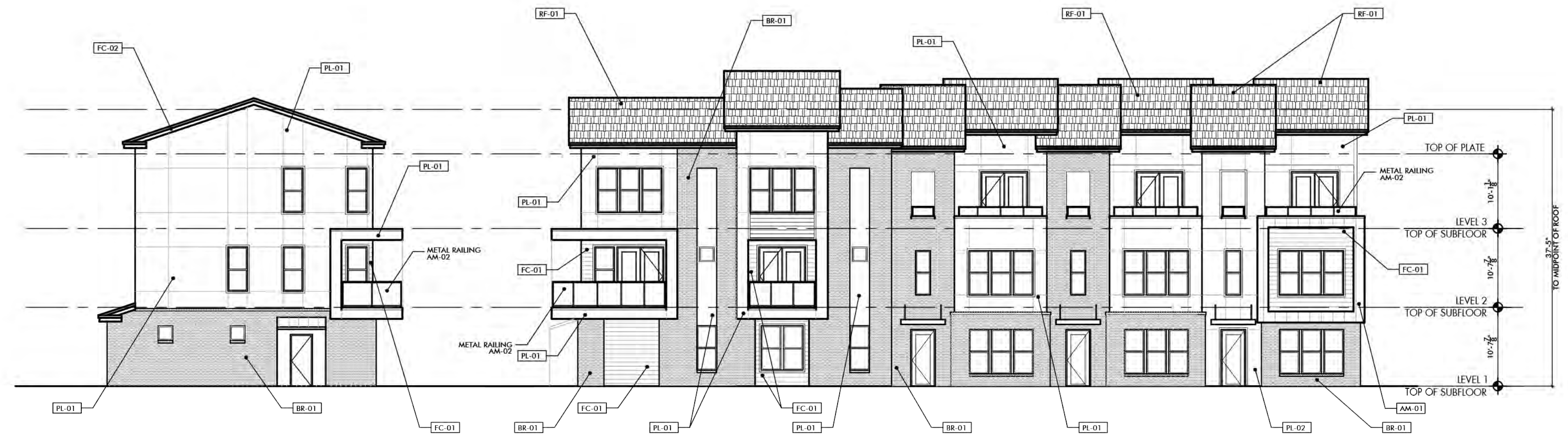
SCALE: 3/32" = 1'-0"

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: 3,402sf		
GLAZING:	570sf	16.8%
BRICK:	471sf	13.8%
STUCCO:	1,682sf	49.4%
METAL:	405sf	17.8%
FIBER CEMENT:	90sf	2.6%



NORTH ELEVATION

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

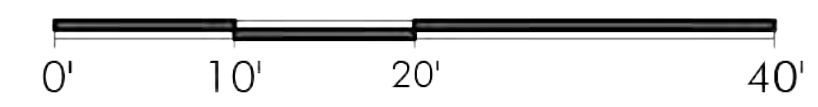
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 1,296sf		
GLAZING:	88sf	6.8%
BRICK:	406sf	31.3%
STUCCO:	733sf	56.6%
METAL:	0sf	0%
FIBER CEMENT:	63sf	4.9%

WEST ELEVATION

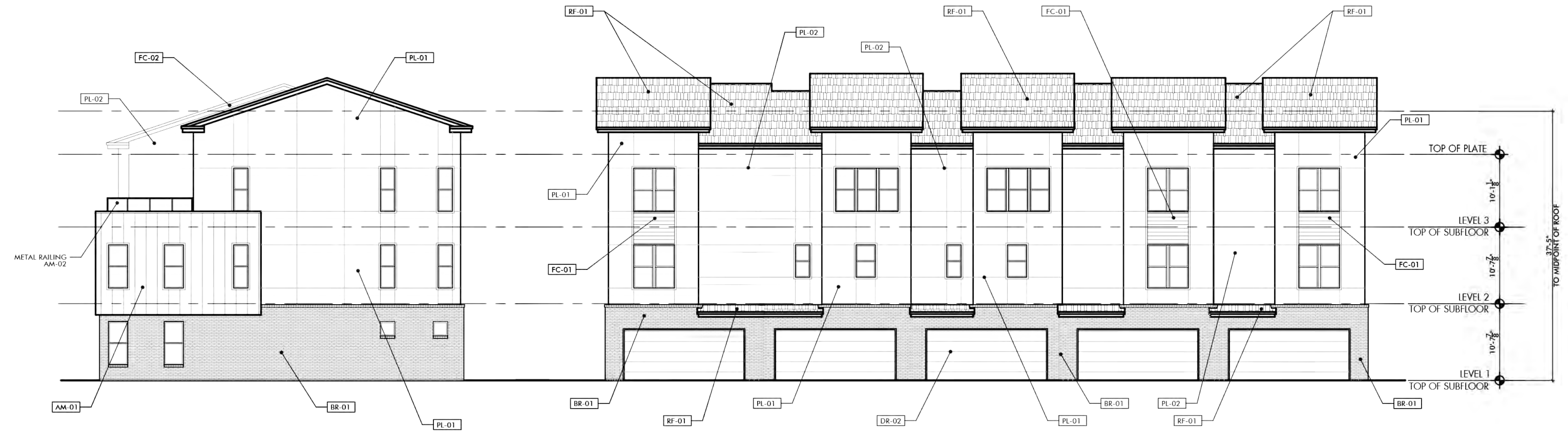
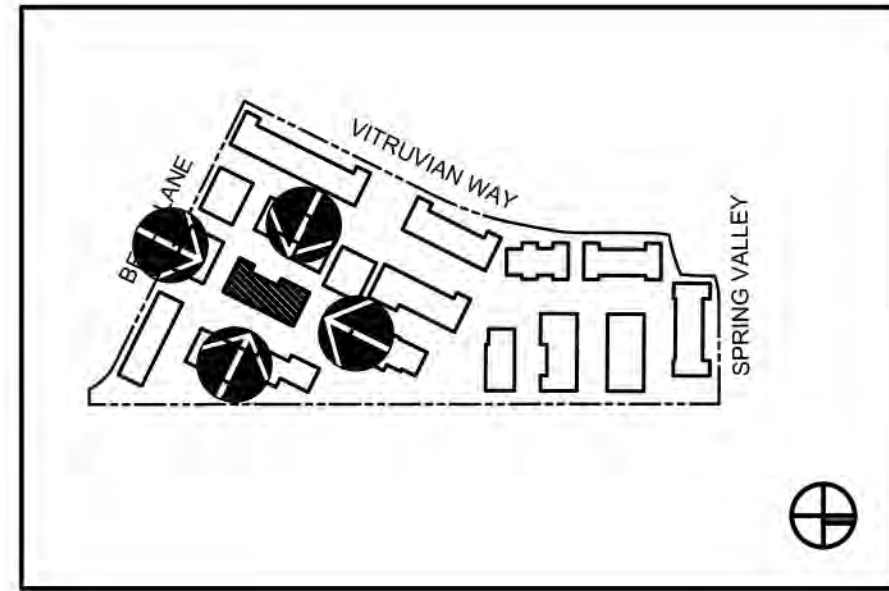
SCALE: 3/32" = 1'-0"

ZONING: PD	
Addison, TX	
Town Project # 1839-Z	
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:
 - 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



SOUTH ELEVATION

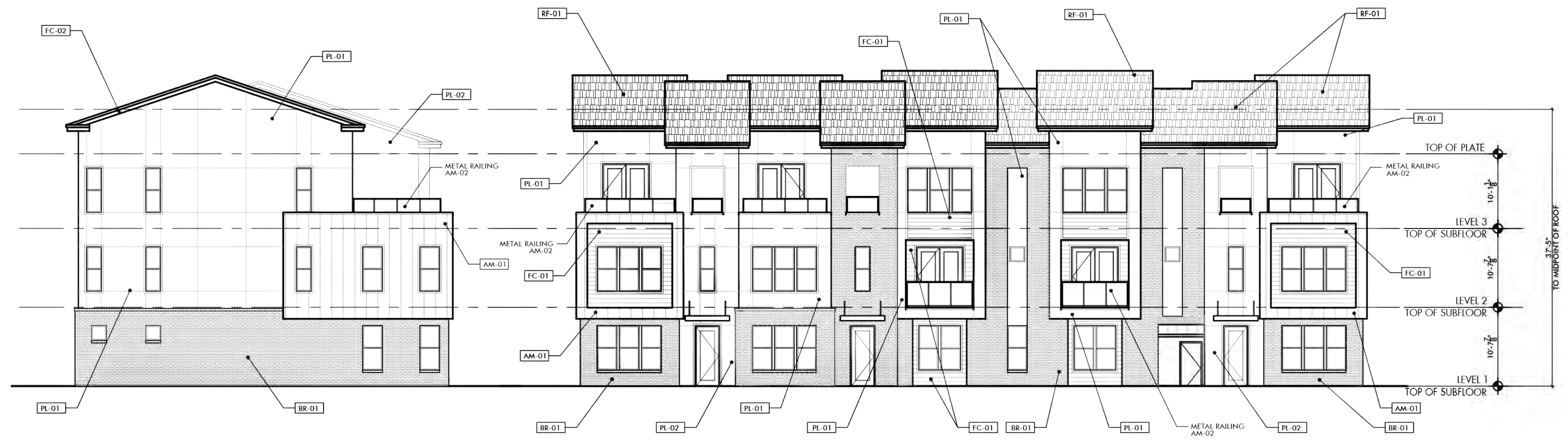
SCALE: 3/32" = 1'-0"

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"

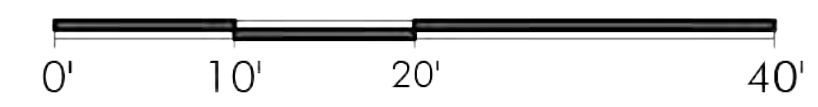
MATERIAL CALCULATIONS		
TOTAL SURFACE SF: 1,843sf		
GLAZING	144sf	7.8%
BRICK	459sf	24.9%
STUCCO	953sf	51.7%
METAL	286sf	15.5%
FIBER CEMENT	0sf	0%

WEST ELEVATION

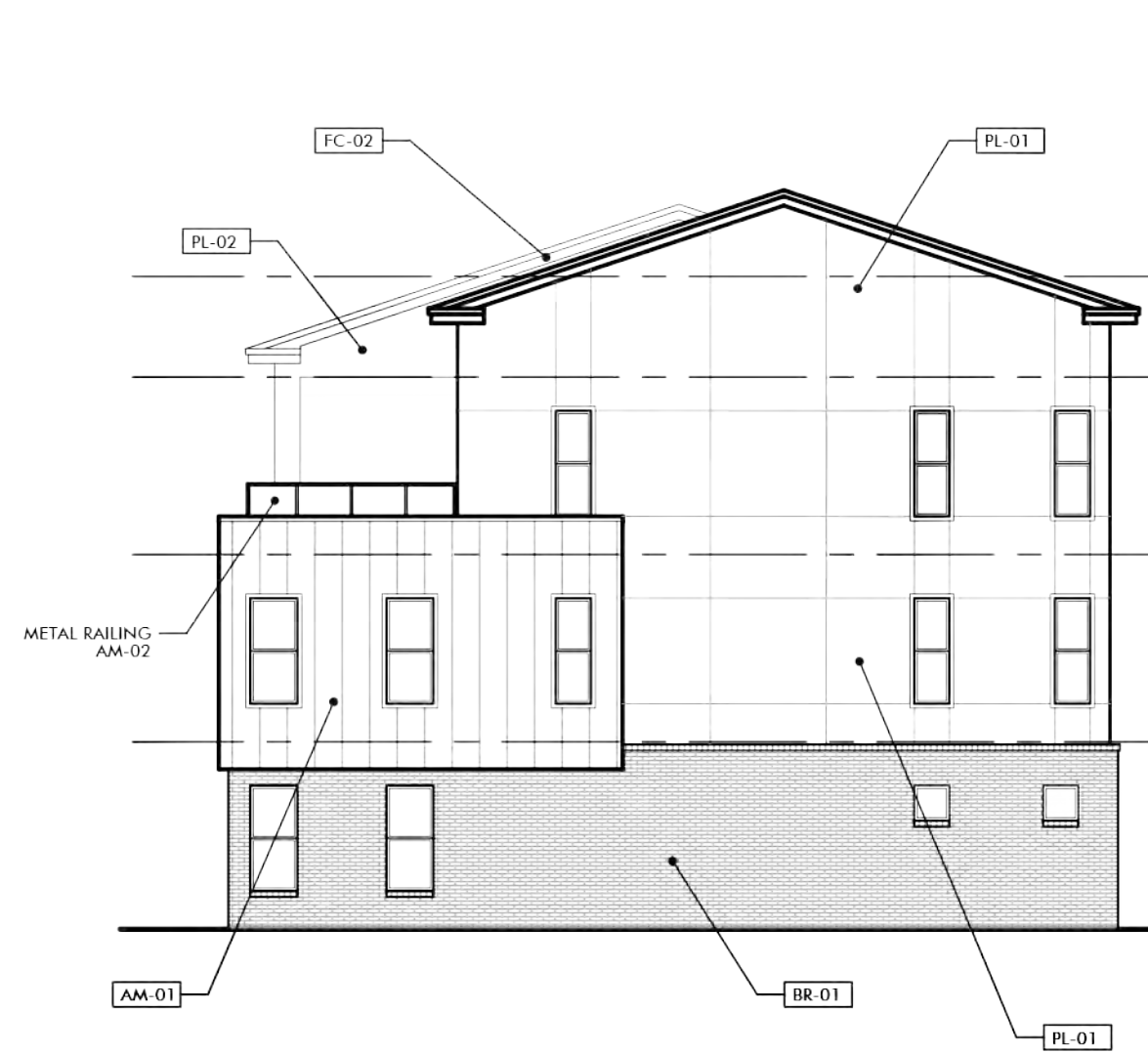
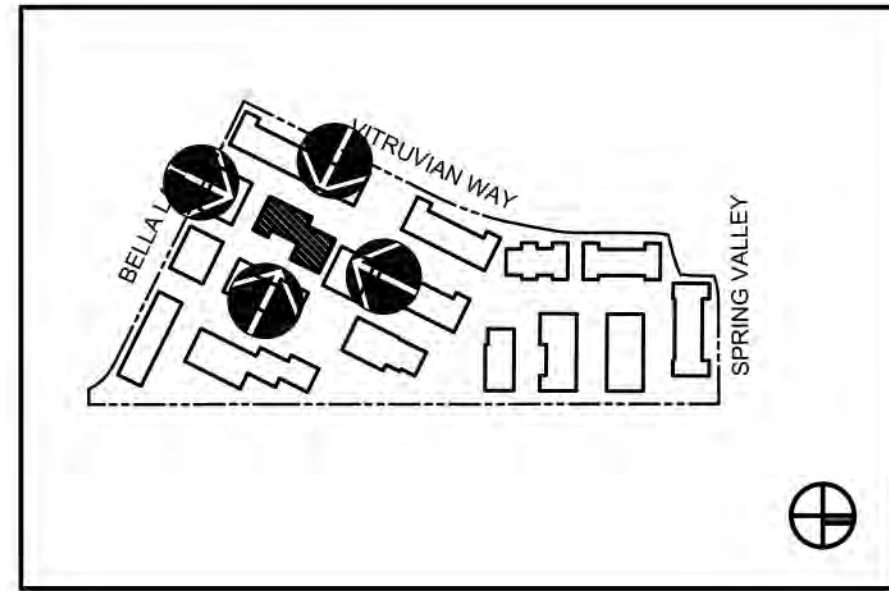
SCALE: 3/32" = 1'-0"

ZONING: PD	
Addison, TX	
Town Project # 1839-Z	
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%



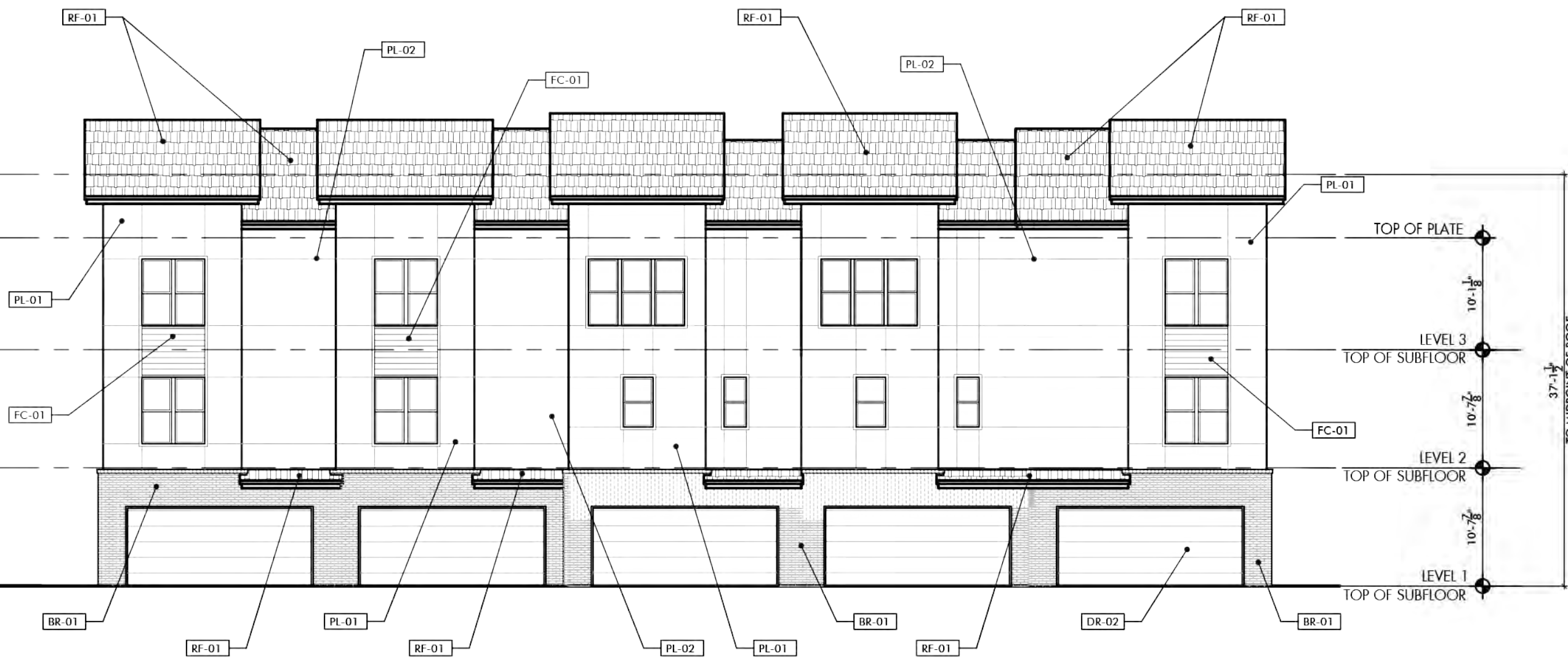
FACADE PLAN NOTES:
 - THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL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



NORTH ELEVATION

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

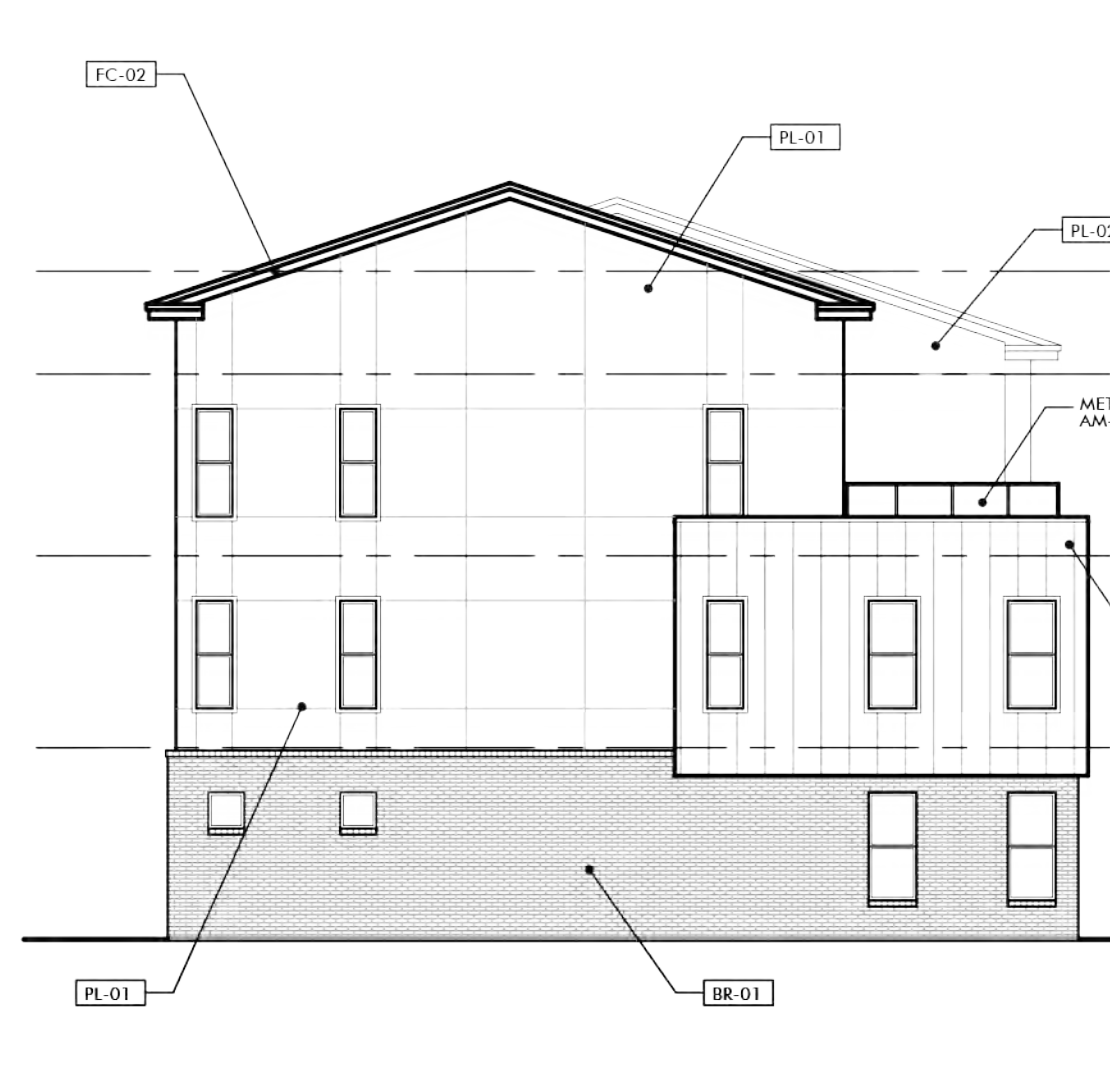
MATERIAL CALCULATIONS:		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



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%

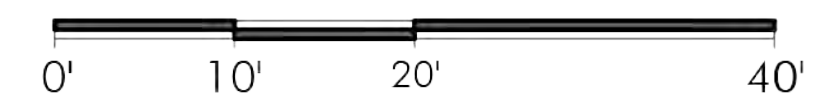


EAST ELEVATION

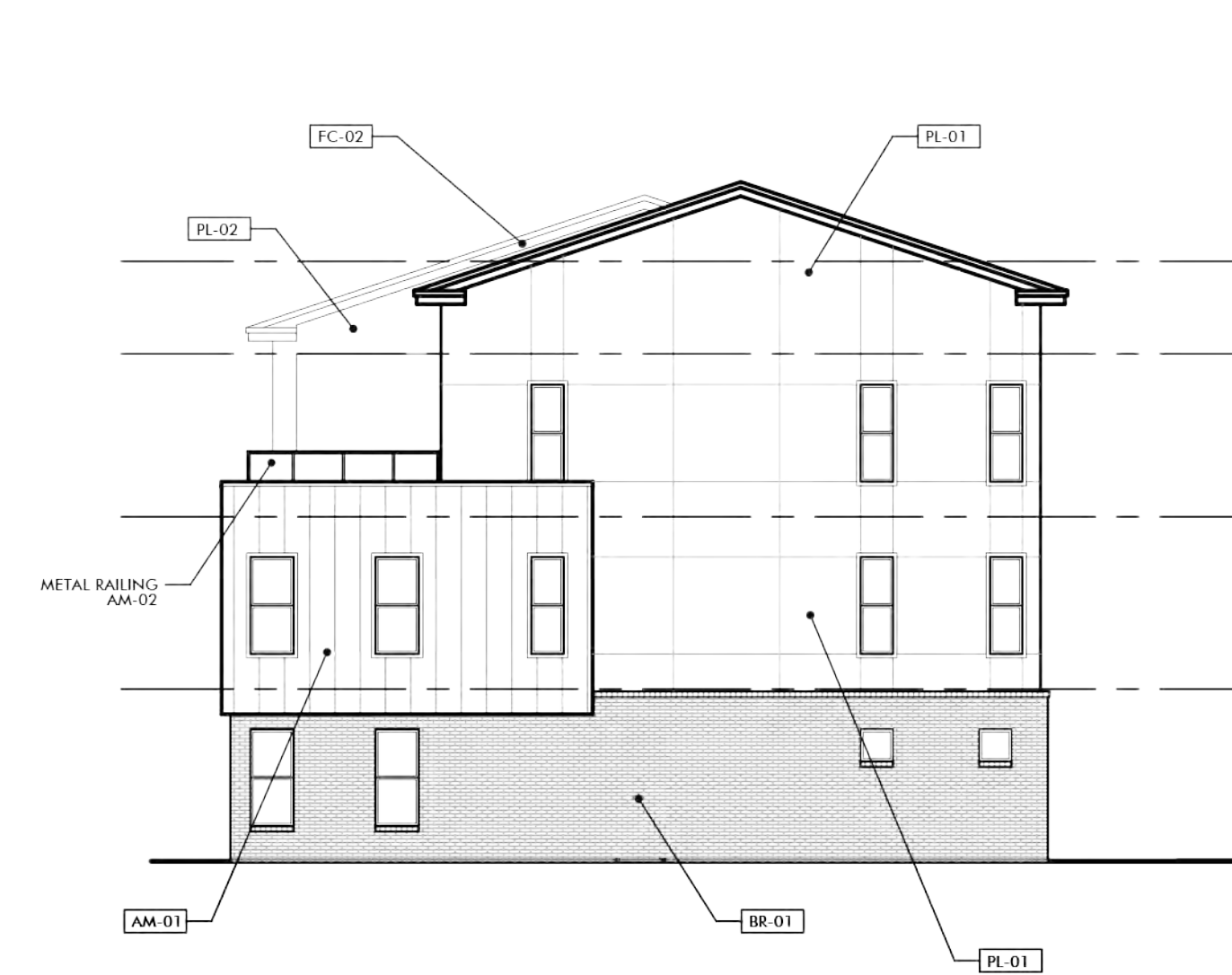
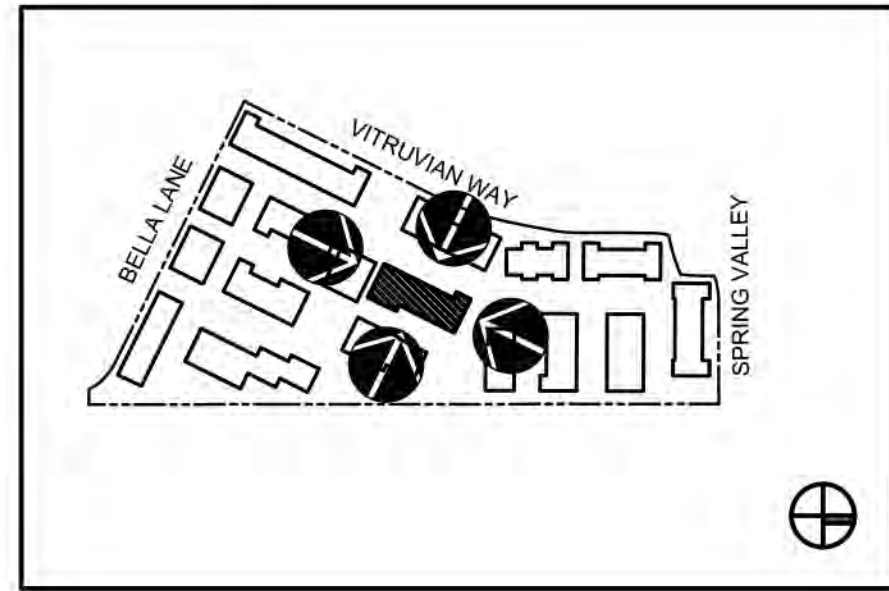
SCALE: 3/32" = 1'-0"

ZONING: PD	
Addison, TX	
Town Project # 1839-Z	
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%



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



NORTH ELEVATION

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

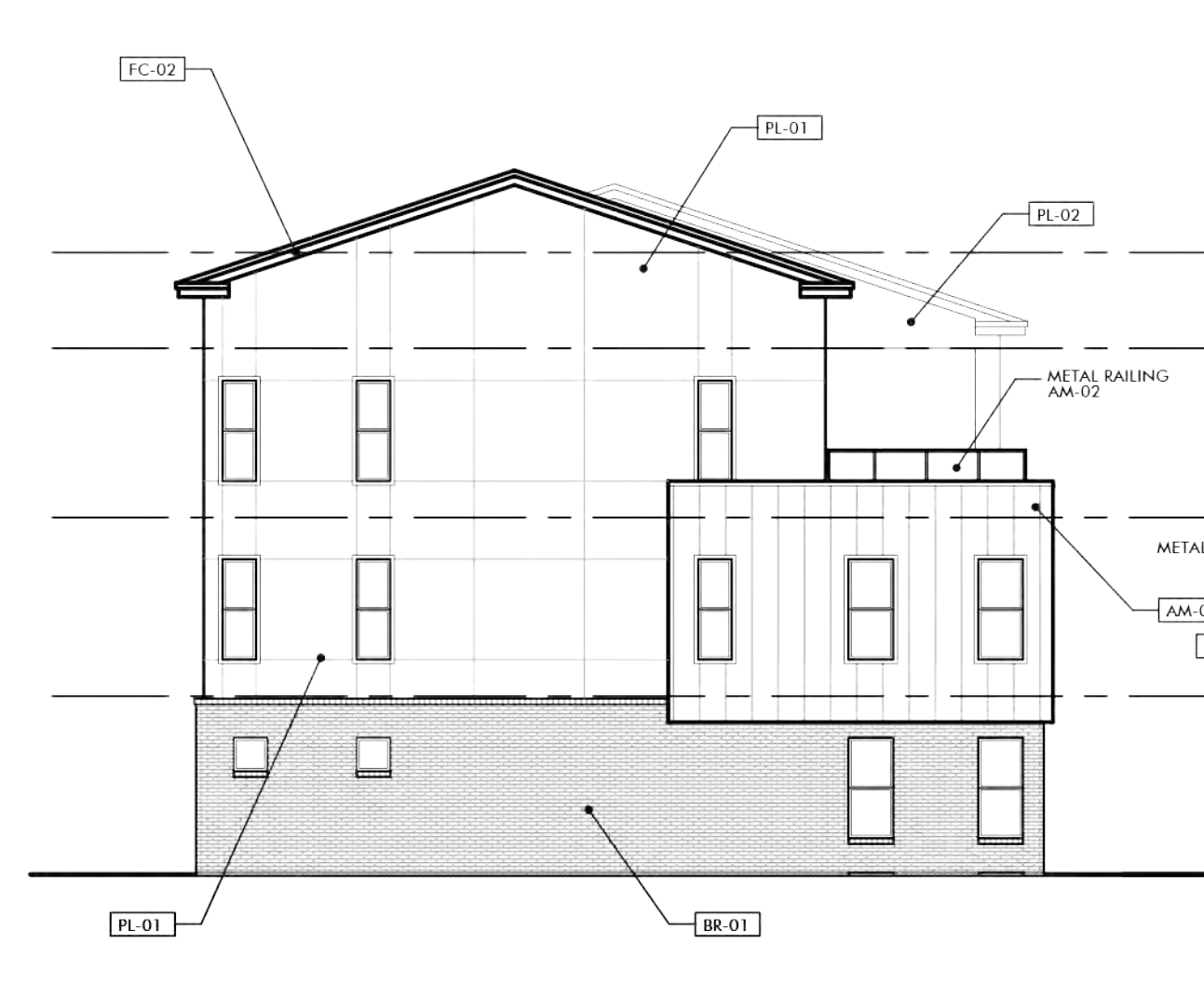
MATERIAL CALCULATIONS		
TOTAL SURFACE SF: 1,843sf		
GLAZING:	144sf	7.8%
BRICK:	459sf	24.9%
STUCCO:	953sf	51.7%
METAL:	286sf	15.5%
FIBER CEMENT:	0sf	0%



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%

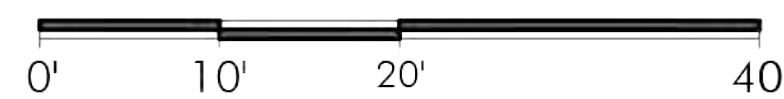


EAST ELEVATION

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

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%

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 / COMMON NAME	MINIMUM SIZE	MINIMUM HEIGHT	MINIMUM SPREAD	MAXIMUM SPACING	COMMENTS
CANOPY TREES						
OV	<i>Quercus virginiana</i> SOUL CATSKIEPINE OAK	4" GAL	14'-0"	8'		STRONG CENTRAL LEADER, MATCHED FULL HELL BRANCHED T-OP CLEAR TRUNK
TD	<i>Taxodium distichum</i> BALD CYPRRESS	4" GAL	14'-0"	10'-11"		STRONG CENTRAL LEADER, MATCHED FULL HELL BRANCHED T-OP CLEAR TRUNK
ORNAMENTAL TREES						
CC	<i>Cercis canadensis</i> var. <i>lanceolata</i> TEXAS REDBUD	8'-10" HT.	8'-10" HT.	4'-9"		FULL HELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
CI	<i>Citruspa</i> sp. ROSE SHAW	8'-10" HT.	8'-10" HT.	4'-9"		FULL HELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
ID	<i>Ilex decidua</i> HOOSIERSM HOLLY	8'-10" HT.	8'-10" HT.	4'-9"		FULL HELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
SB	<i>Sophora secundiflora</i> TEXAS MOUNTAIN LABEL	8'-10" HT.	8'-10" HT.	4'-9"		FULL HELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
SCISSURE BRUSH						
IC	<i>Ilex cornuta</i> Burfordi' BURFORD HOLLY	8'-10" HT.	8'-10" HT.	3'-4"	3'-0"	STRONG CENTRAL LEADER, MATCHED FULL HELL BRANCHED
IK	<i>Ilex x 'Nels R. Stevens'</i> NELLE R. STEVENS HOLLY	8'-10" HT.	8'-10" HT.	3'-4"	3'-0"	STRONG CENTRAL LEADER, MATCHED FULL HELL BRANCHED
JV	<i>Jurinea virginiana</i> Taylor' TAYLOR JAVIER	8'-10" HT.	8'-10" HT.	3'-4"	3'-0"	STRONG CENTRAL LEADER, MATCHED FULL HELL BRANCHED
LARGE SHRUBS						
LP	<i>Leucophyllum frutescens</i> Green Cloud GREEN CLOUD TEXAS SAGE	5	24"	24"	36"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
BF	<i>Burfordia</i> sp. Burford DWINE BURFORD HOLLY	7	36"	24"	42"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
MC	<i>Melicope carteriana</i> DWINE JAXX HOTTLE	7	36"	24"	36"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SMALL SHRUBS						
AK	<i>Abutilon</i> x <i>Rose Creek</i> ROSE CREEK ABELIA	5	18"	18"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
AG	<i>Anemone</i> sp. 'Pete' var. 'virgata' PLANE ACANTHUS	5	18"	18"	36"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
BT	<i>Berberis</i> sp. 'Barbieri' BARBERIS	5	18"	18"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SB	<i>Sorbus</i> sp. 'Sage' SORBUS	5	18"	18"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
YP	<i>Yucca filamentosa</i> GOLDEN SPINDLE YUCCA	5	18"	18"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
HP	<i>Heptacodium</i> sp. 'Red Yucca' RED YUCCA	5	24"	24"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
YR	<i>Yucca recurvifolia</i> SOFT LEAF YUCCA	5	24"	24"	4'-0"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SMALL SHRUBS						
YP	<i>Yucca pallida</i> PALLID YUCCA	5	18"	18"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
HS	<i>Hydrangea paniculata</i> 'Lime LIME HYDRANGEA	5	30"	24"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SP	<i>Spirea</i> x <i>umolida</i> 'Goldmound' GOLDMOUND DWINE SPIREA	5	18"	18"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SH	<i>Shorea</i> sp. 'Henry' HENRY DWINE SALVIA	5	18"	12"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
IV	<i>Ilex verticillata</i> 'Holly' DWINE HOLLY	5	18"	18"	42"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
ORNAMENTAL GRASSES						
BS	<i>Bouteloua gracilis</i> 'Blonde Ambler' BLONDE AMBER BLUE GRASS	1	12"	8"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
EG	<i>Eragrostis</i> sp. 'Surprise' SURPRISE LOVE GRASS	1	12"	8"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
HA	<i>Hesperantha</i> sp. 'Adagio' ADAGIO HARDEN GRASS	1	12"	8"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
PV	<i>Panicum</i> sp. 'Virgatum' VIRGATUM PANICUM	1	12"	8"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SHRUB COVER						
GT	<i>Grewia</i> sp. 'Texas Sedge' TEXAS SEDGE	1	12"	12"	12"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
EP	<i>Euphorbia</i> sp. 'Fortunei' FORTUNEI EUPHORBIA	1	8"	12"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
Turf Grasses						
SD	<i>Stenotaphrum secundatum</i> 'Del Mar' DEL MAR ST. AUGUSTINE SOIL	SOLID	-	-	-	SEE SPECS

SHADE CONDITION PLANT LEGEND

SYMBOL / PLANT / ABBREV.	BOTANICAL NAME / COMMON NAME	MINIMUM SIZE	MINIMUM HEIGHT	MINIMUM SPREAD	MAXIMUM SPACING	COMMENTS
ORNAMENTAL TREES						
AP	<i>Acer palmatum</i> var. <i>discoloratum</i> Bloodgood BLOODGOOD JAPANESE MAPLE	7'-8" HT.	7'-8"	4'-9"		FULL HELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
CF	<i>Cercis canadensis</i> Forest Pansy FOREST PANSY REDBUD	7'-8" HT.	7'-8"	4'-9"		FULL HELL BRANCHED, LOW BRANCHING HABIT, SPECIMEN QUALITY
LARGE SHRUBS						
HS	<i>Hydrangea</i> sp. 'Lime LIME HYDRANGEA	5	30"	24"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
PJ	<i>Pistia</i> sp. 'Pistia' PISTIA	5	30"	24"	42"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
PH	<i>Podocarpus</i> sp. 'Podocarpus' PODOCARPUS	5	36"	24"	42"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SMALL SHRUBS						
AL	<i>Asplenium</i> sp. 'Algeria' ALGERIA	5	24"	18"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
HS	<i>Heptacodium</i> sp. 'Soft Grass' SOFT GRASS	5	24"	24"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SMALL SHRUBS						
GH	<i>Gephiotaxis</i> sp. 'Harringtonia' HARRINGTONIA	5	14"	18"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
DE	<i>Dryopteris</i> sp. 'Angustifolia' ANGSTIFOLIA	5	18"	18"	6"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
PH	<i>Pittosporum</i> sp. 'Hobblers Dwarf' HOBBLERS DWINE PITTOSPORUM	5	14"	18"	30"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SH	<i>Shorea</i> sp. 'Palmetto' PALMETTO	7	30"	36"	42"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
ORNAMENTAL GRASSES						
GA	<i>Grewia</i> sp. 'Berkley Sedge' BERKLEY SEDGE	1	12"	12"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
SHRUB COVER						
ARE	<i>Asplenium</i> sp. 'Caret Bugleweed' CARET BUGLEWEED	1	8"	12"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
J	<i>Juncus</i> sp. 'Blue Arrow' BLUE ARROW	1	12"	12"	18"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
LH	<i>Liriodendron</i> sp. 'Big Blue' BIG BLUE	1	14"	14"	6"	NURSERY GROWN, HELL ROOTED, FULL TO CONTAINER
GU	<i>Grewia</i> sp. 'Japanese' JAPANESE	1	12"	12"	18"	NURSERY GROWN, HELL 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:
Robert P. St. John
(720) 348-7722
RSJohn@udr.com

Landscape Architect:

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
624.954.7150
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:

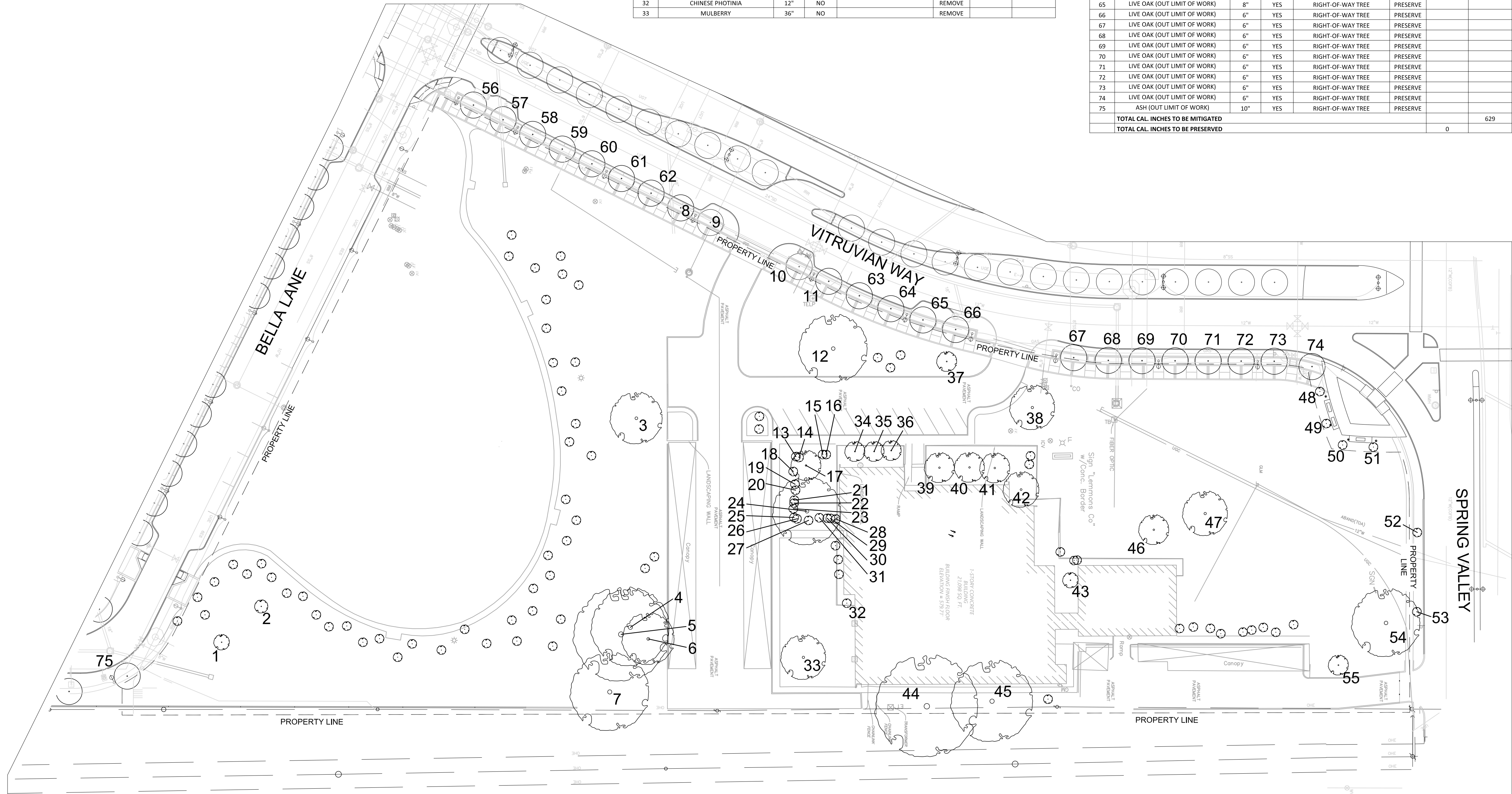
L100

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"
	TOTAL CAL. PROPOSED	686"

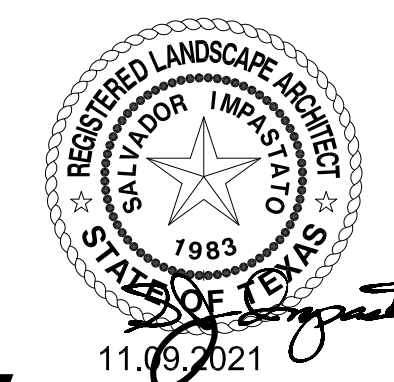
TREE MITIGATION TABLE									
NO.	TYPE	SIZE (CAL.)	ON THE LIST?	CLASSIFICATION	ACTION	CAL. INCH PRESERVED	CAL. INCH TO BE MITIGATED		
1	LIVE OAK	12"	YES		REMOVE		12		
2	LIVE OAK	10"	YES		REMOVE		10		
3	PECAN	36"	YES		REMOVE		36		
4	RED OAK	60"	YES		REMOVE		60		
5	RED OAK	72"	YES		REMOVE		72		
6	RED 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					
TOTAL CAL INCHES TO BE MITIGATED								629		
TOTAL CAL INCHES TO BE PRESERVED								0		



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





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
RStJohn@udr.com

Landscape Architect:

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

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



11.09.2021

**Vitruvian
Town
Homes**

Addison, Texas

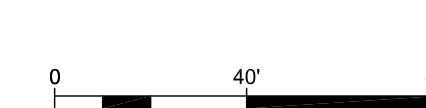
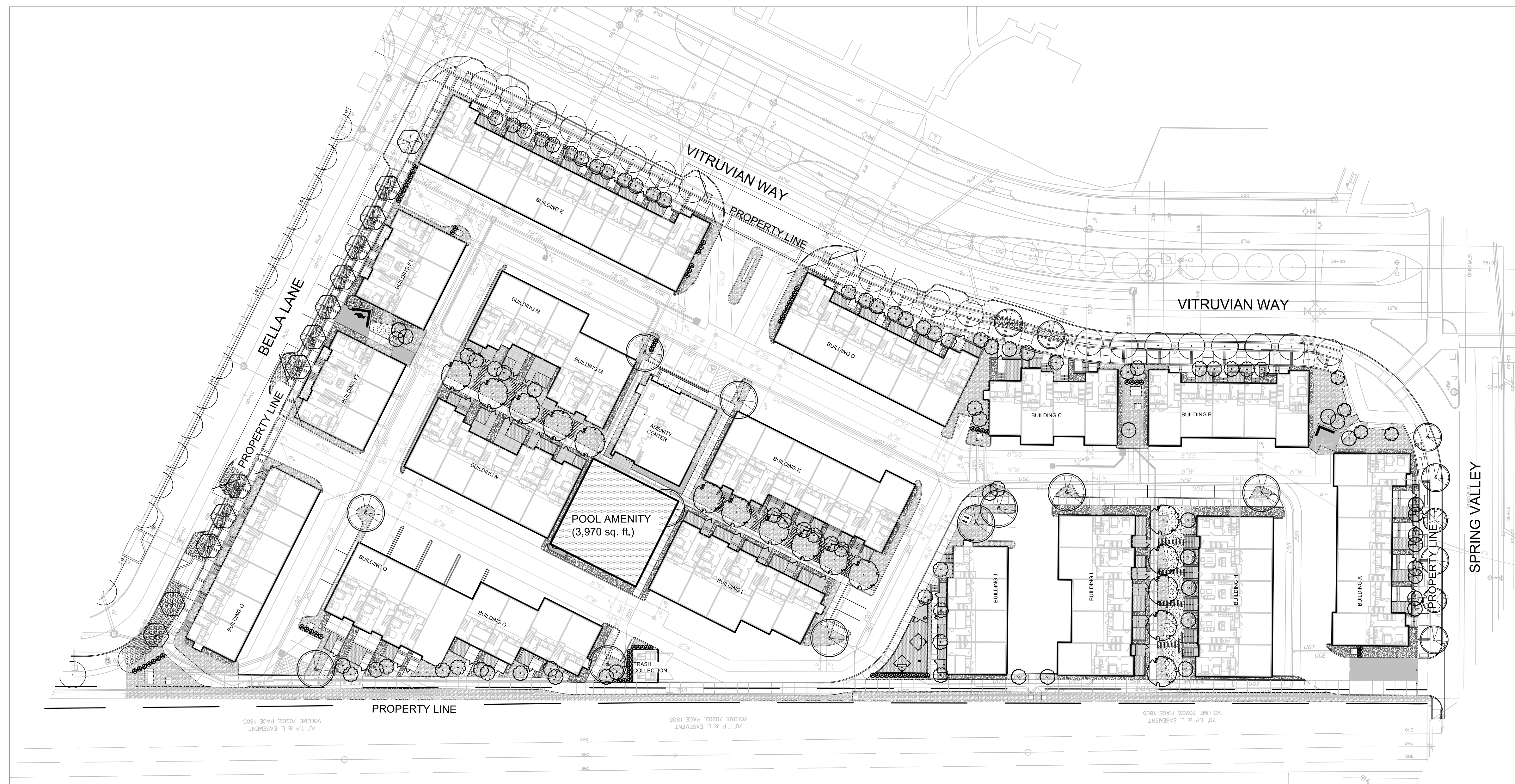
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L103



Overall Landscape Plan

A

Scale: 1"=40'



Project Owner:

UDR
3875 Ponte Ave, Suite 400
Addison, TX 75001

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

Landscape Architect:

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

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

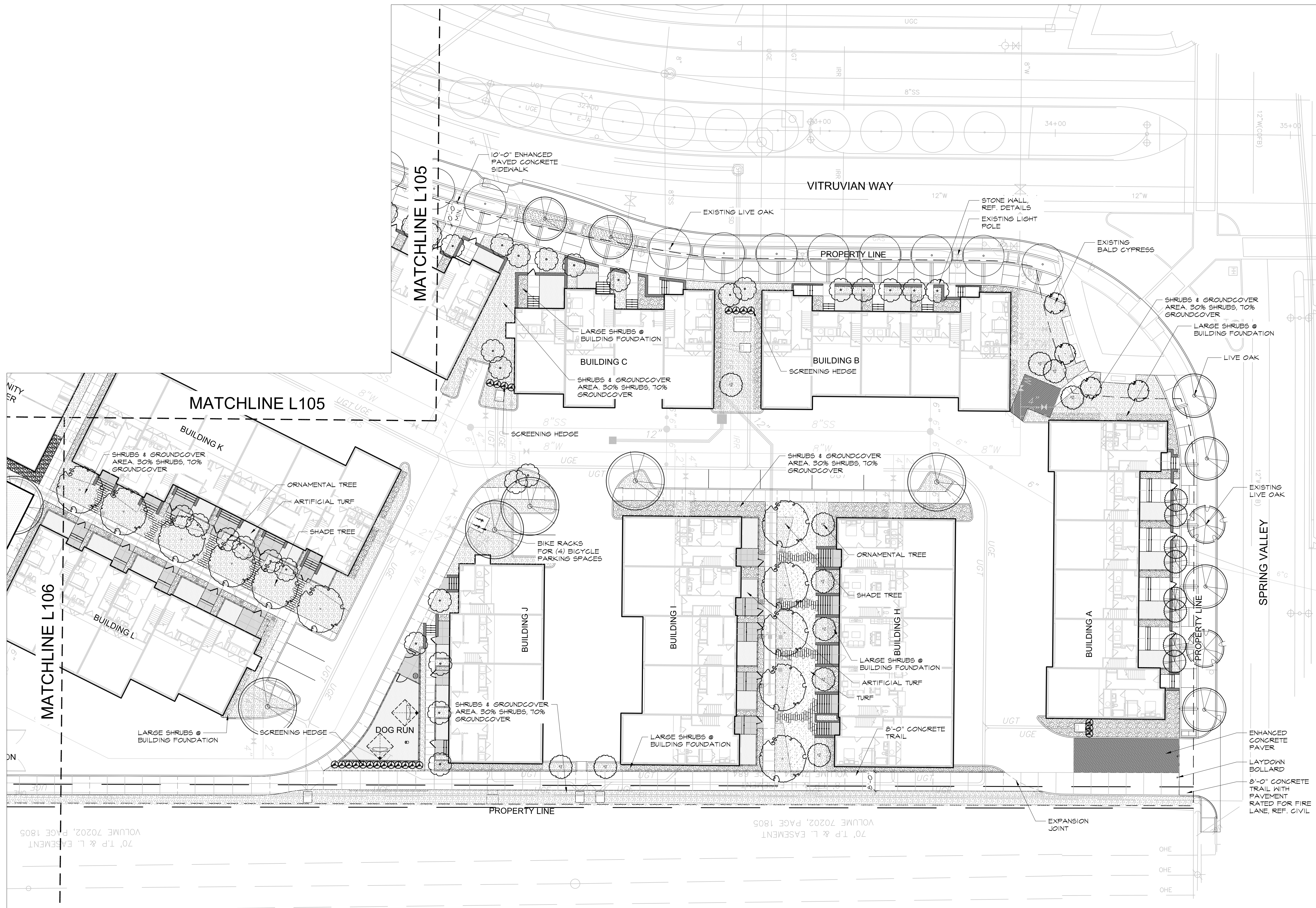
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L104



Landscape Plan

A

Scale: 1"=20'



Project Owner:

UDR
3875 Ponte Ave, Suite 400
Addison, TX 75001

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

Landscape Architect:

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
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

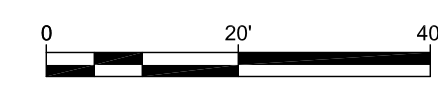
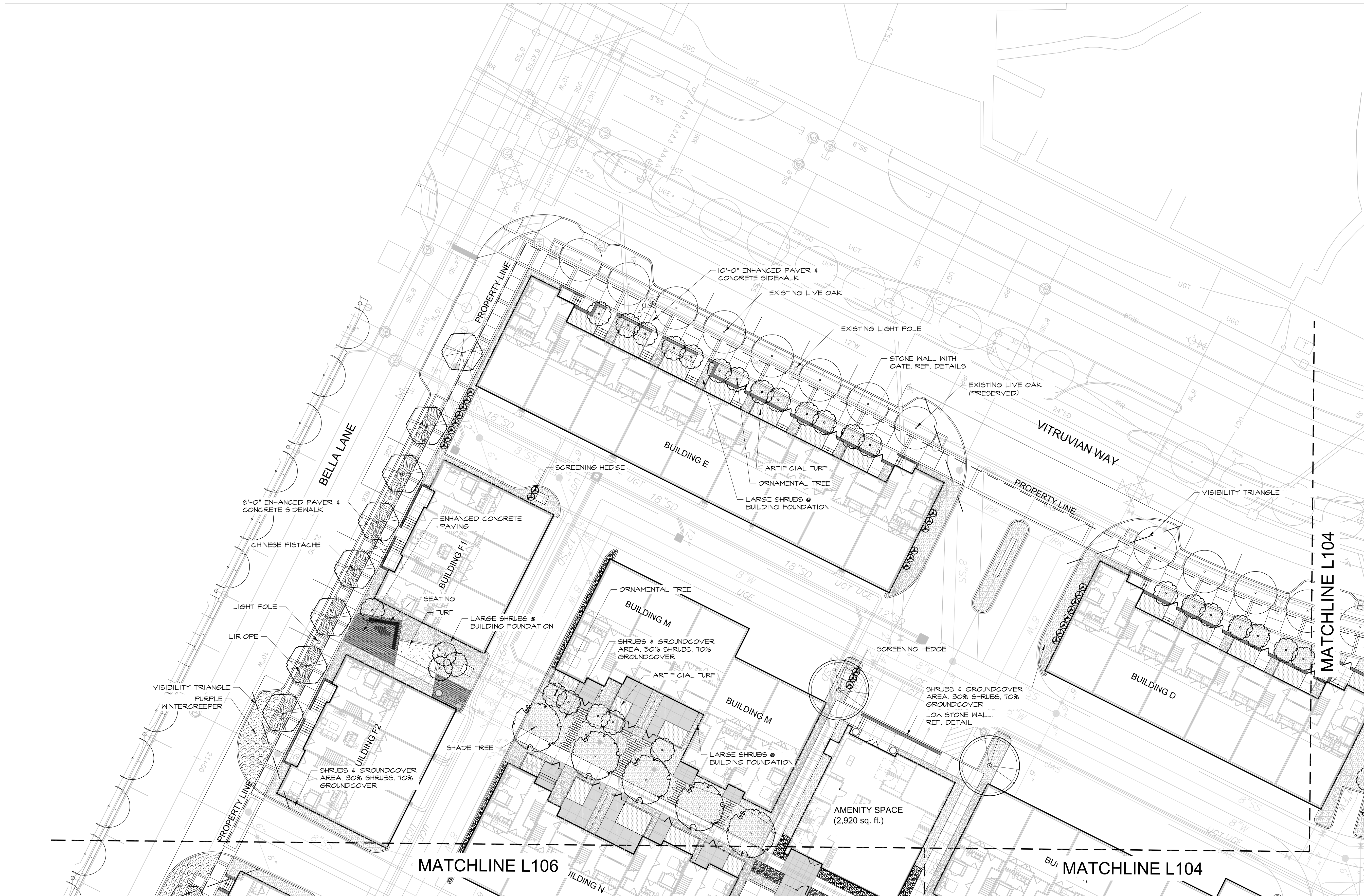
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L105



Landscape Plan

A

Scale: 1"=20'



Project Owner:

UDR
3875 Ponte Ave, Suite 400
Addison, TX 75001

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

Landscape Architect:

studioOutside

824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
©214.954.7160
f214.954.7162

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

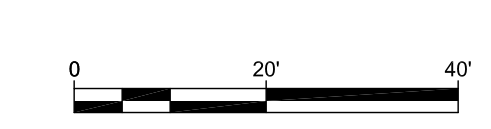
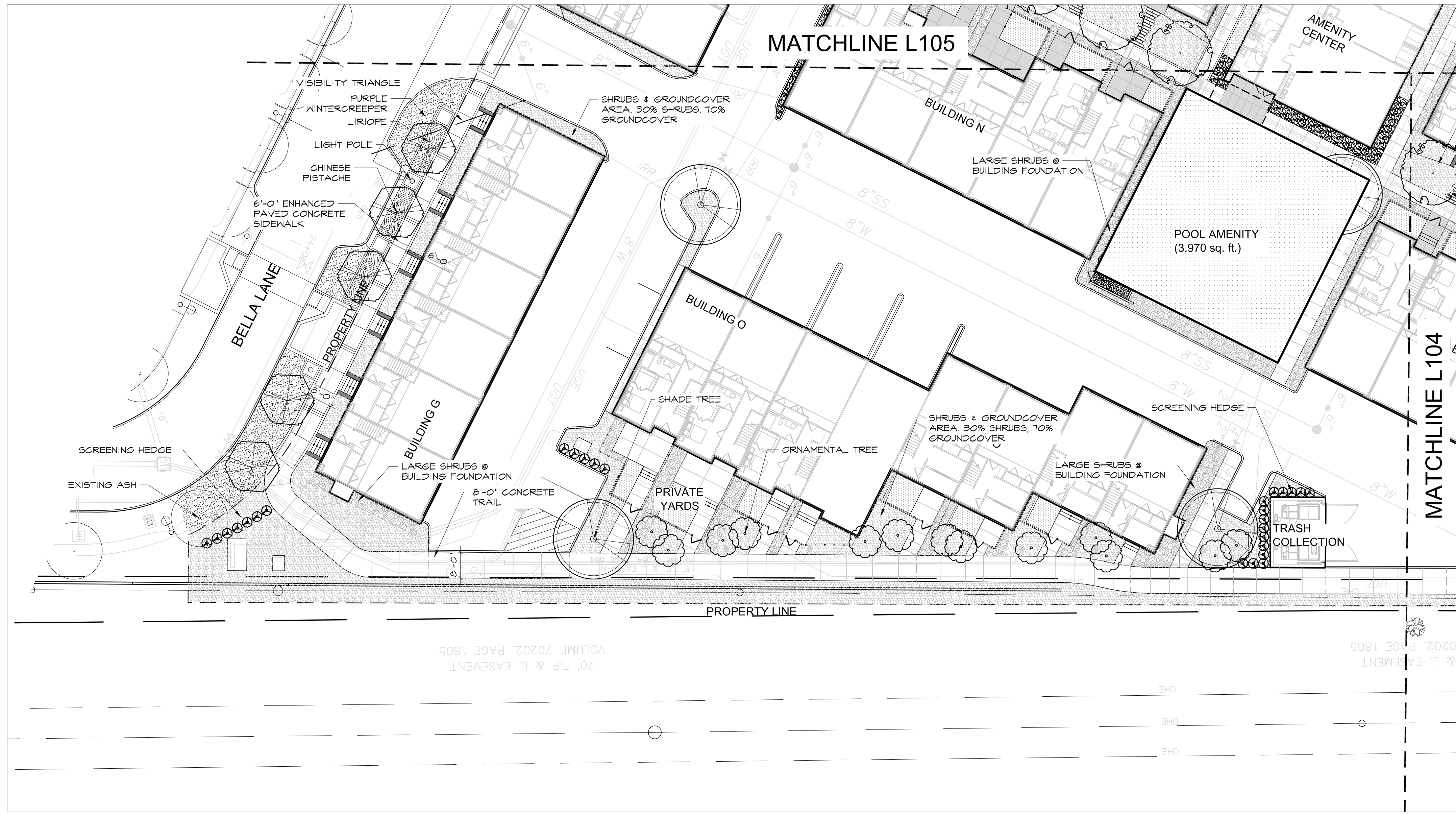
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L106



Landscape Plan

A

Scale: 1"=20'



Project Owner:
UDR
3875 Ponte Ave, Suite 400
Addison, TX 75001

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

Landscape Architect:
studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
l214.954.7162

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:

HARDSCAPE DETAILS

Sheet Number:

L102.1

