

VICINITY MAP
NOT TO SCALE

NOTES:

- REFER TO ORDINANCE (_____) FOR ZONING REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THIS CONCEPT PLAN AND THE ORDINANCE, THE ORDINANCE SHALL CONTROL.
- REFER TO PD ____ EXHIBIT ____ (LANDSCAPE PLAN) FOR MORE DETAILED LANDSCAPE DESIGN INFORMATION.
- LOCATION AND NUMBER OF TREES MAY BE MODIFIED AT THE DISCRETION OF THE DIRECTOR IN THE CASE OF CONFLICTS WITH EXISTING OR NEW UTILITIES, REQUIRED INFRASTRUCTURE, RIGHT-OF-WAY IMPROVEMENTS, ETC.
- THE ALIGNMENT AND LOCATION OF THE SOUTHWEST DRIVEWAY ENTRY FROM ADDISON ROAD, AND THE LOCATION OF ADJACENT TRANSFORMERS AND OTHER EQUIPMENT, MAY BE MODIFIED TO ACCOMMODATE A COORDINATED AND/OR COMBINED DRIVE ENTRY WITH THE ADJACENT PROPERTY.

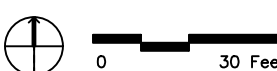
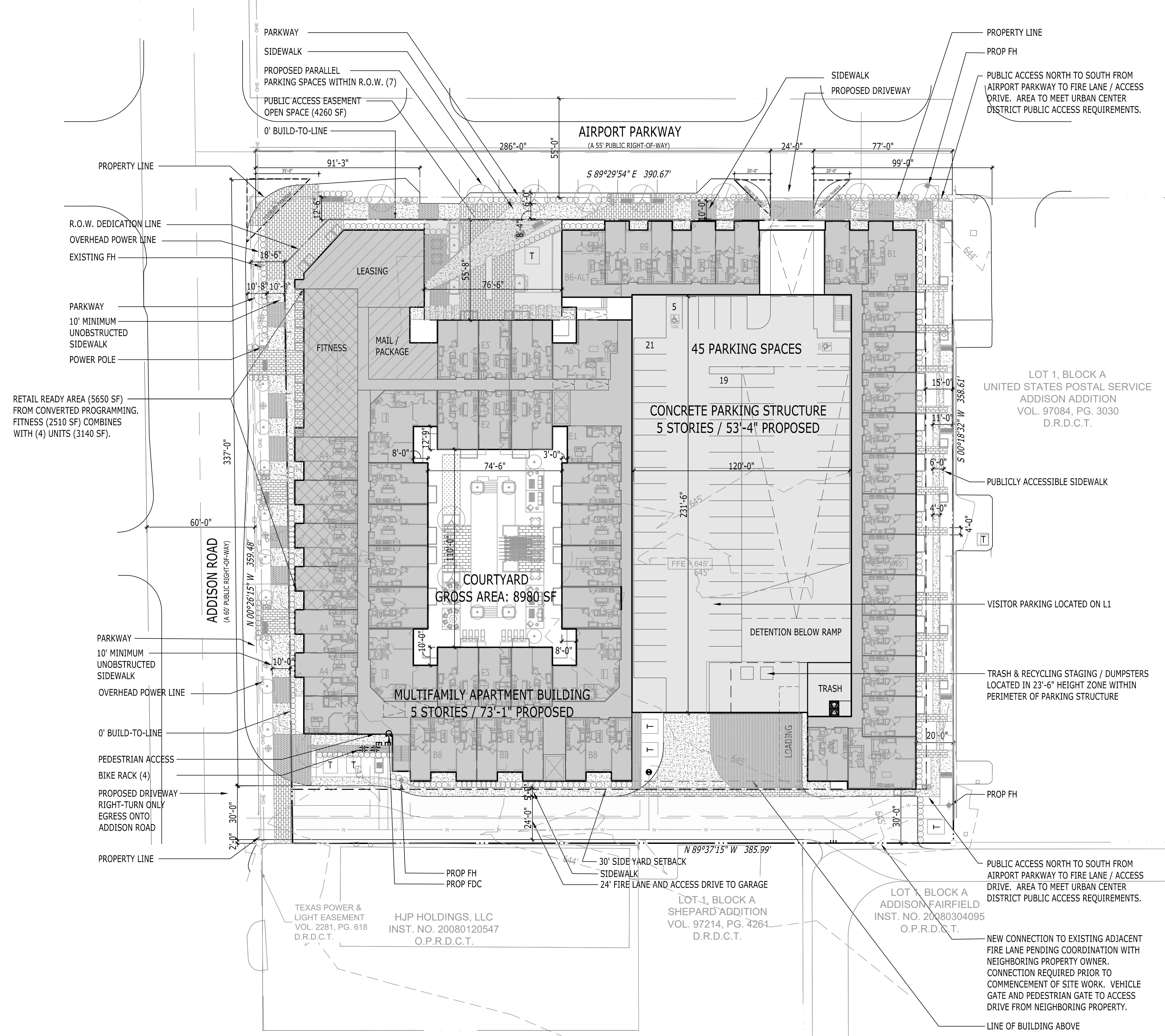
GENERAL SITE DATA	
ZONING	EXISTING: COMMERCIAL - 2 PROPOSED: URBAN CENTER DISTRICT
SITE AREA	EXISTING: 139,438 SF / 3.201 ACRES *PROPOSED: 127,825 SF / 2.934 ACRES
*R.O.W. DEDICATION	
PERMITTED USES	MULTIFAMILY RESIDENCE LIVE/WORK RETAIL READY
BUILDING HEIGHT	RESIDENTIAL PROPOSED: 5 STORIES, 73'-1" GARAGE PROPOSED: 5 STORIES, 53'-4"
LOT COVERAGE (ACTUAL) *R.O.W. DEDICATION SITE AREA	*78.1 PERCENT
FLOOR AREA RATIO (ACTUAL): GROSS SF / R.O.W. DEDICATION SITE AREA	2.33 : 1
TOTAL UNIT COUNT (PROPOSED = MAXIMUM)	287 UNITS
DENSITY (TOTAL UNIT COUNT / PROPOSED SITE ACREAGE)	97.82 UNITS PER ACRE
OPEN SPACE (PROPOSED = MINIMUM)	4260 SF
LANDSCAPE AREA (PROPOSED = MINIMUM)	20,910 SF
PARKING	
RESIDENTIAL PARKING RATIO: 1 SPACE / BEDROOM	REQUIRED: 352 PARKING SPACES
*CONVERTIBLE RETAIL READY	*371 PARKING SPACES
RETAIL READY PARKING RATIO: 1 SPACE / 250 SF	PROVIDED: 409 GARAGE 7 STREET
RETAIL READY (5650 SF, REDUCTION OF (4) UNITS (4 BEDROOMS) (348 RESIDENTIAL, 23 RETAIL)	TOTAL: 416 PARKING SPACES
ACCESSIBLE PARKING	REQUIRED: * 9 SPACES
*ACCESSIBLE PARKING = 7 ACCESSIBLE SPACES + 2 VAN-ACCESSIBLE SPACES - 9 ACCESSIBLE PARKING SPACES REQUIRED FOR 401-500 TOTAL PARKING SPACES PROVIDED.	PROVIDED: 9 SPACES
- 1 VAN-ACCESSIBLE SPACE FOR EVERY 6 ACCESSIBLE SPACES	
BICYCLE PARKING (NOT REQUIRED IN UC DISTRICT)	PROVIDED: 4 SPACES

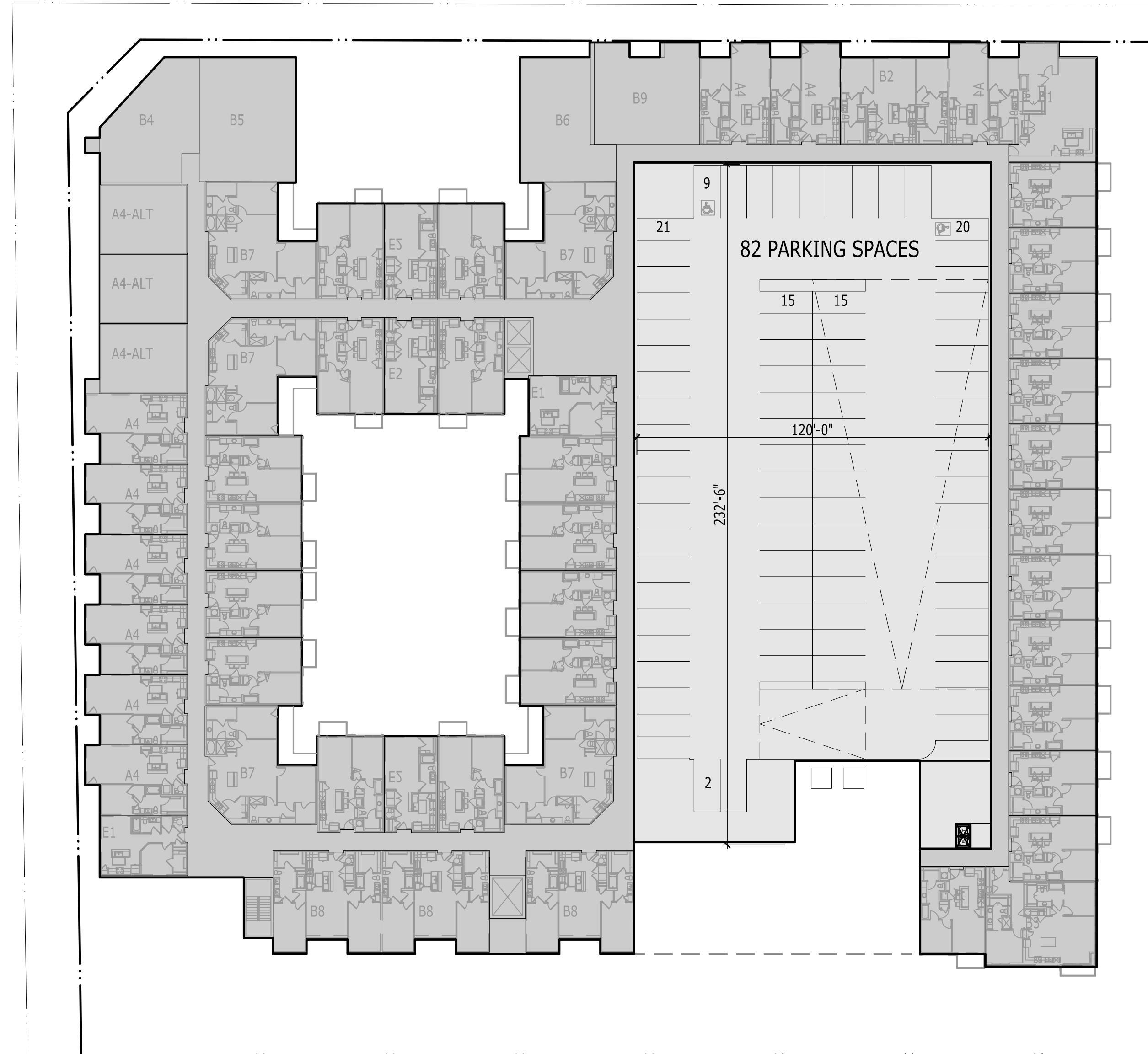
JPI - ADDISON HEIGHTS					TOTALS							
UNIT TYPE	EFFICIENCY UNITS	ONE-BEDROOM UNITS (+)	TWO-BEDROOM UNITS	LIVE-WORK UNITS	Total Units	Appt. Net SF (*)	Retail Ready (**)	Leasing Office	Lounge/ Fitness	Mail/ Package	Coworking	Appt. Gross SF (***)
AVERAGE AREA (SF)	579	733	1,205	1,375								
MINIMUM AREA (SF)	540	650	1,000	1,375								
LOCATION												
Floor 1	5	36	9	0	50	40,142	5,650	2,334	2,510	1,230	875	56,890
Floor 2	5	38	15	0	58	48,840						58,225
Floor 3	5	44	14	0	63	52,035						62,065
Floor 4	5	37	14	7	63	52,361						62,065
Floor 5	4	36	13	0	53	48,549						59,115
Subtotal	24	191	65	7	287	241,927	5,650	2,334	2,510	1,230	875	298,360
Total SF/Type	13,896	140,064	78,342	9,625								
% of Project	8.36%	66.55%	22.65%	2.44%								

(*) Net Square Footage of Apartment Only. Balcony SF Not Included. Used to Calculate Overall Avg Apartment Size.
 (**) Retail Ready Area Includes Lounge / Fitness + (4) Mail Units.
 (***) Gross Square Footage, Corridors, Circulation, Amenities, etc. Included

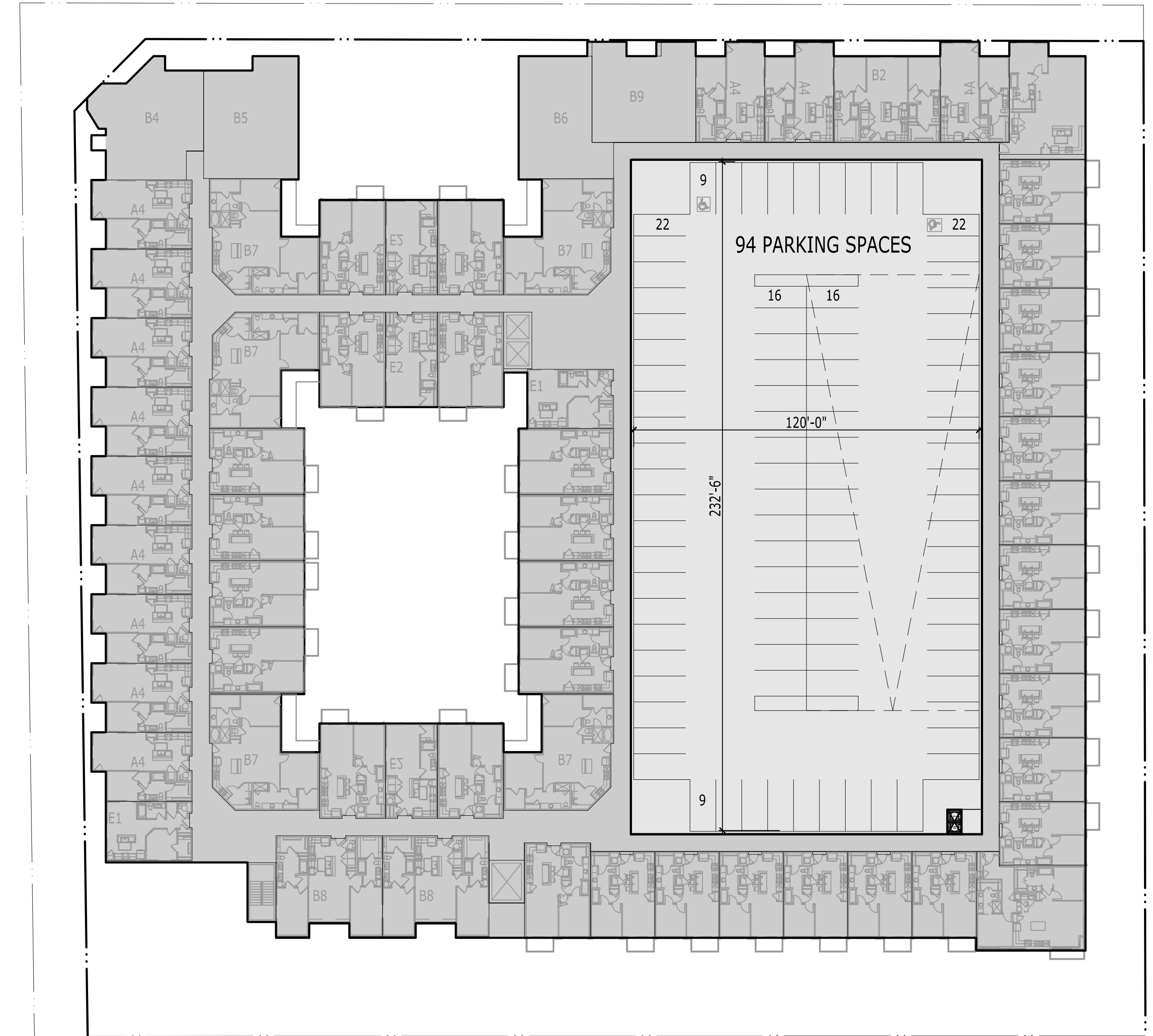
PARKING CALCULATIONS				
Per Unit Type	EFFICIENCY UNITS	ONE-BEDROOM UNITS	TWO-BEDROOM UNITS	LIVE-WORK UNITS
Bedrooms	1	1	2	1
Subtotal Bedrooms	24	191	130	7
Total Bedrooms	352 Bedrooms			

Overall Average Apartment Size **843**



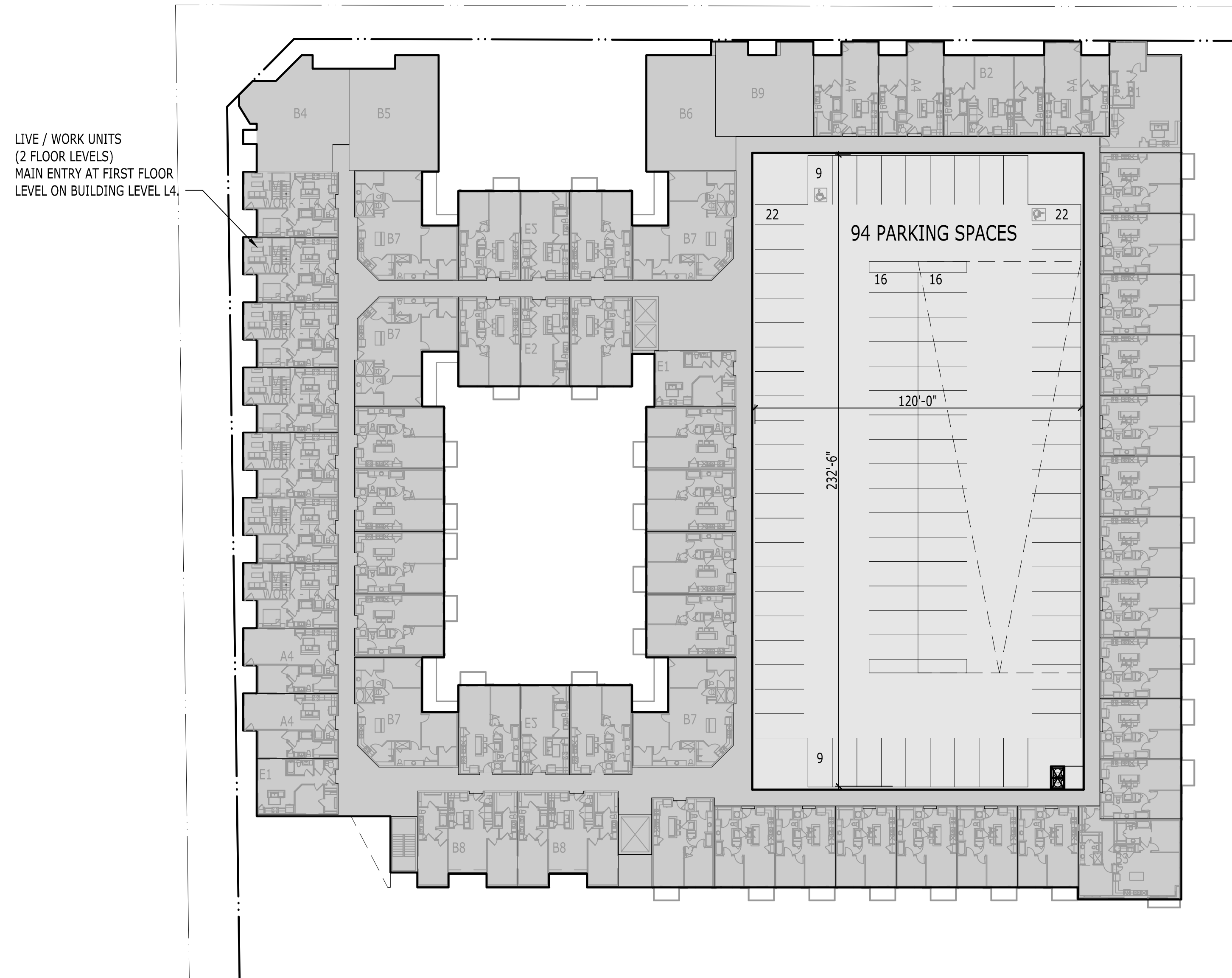


LEVEL 2

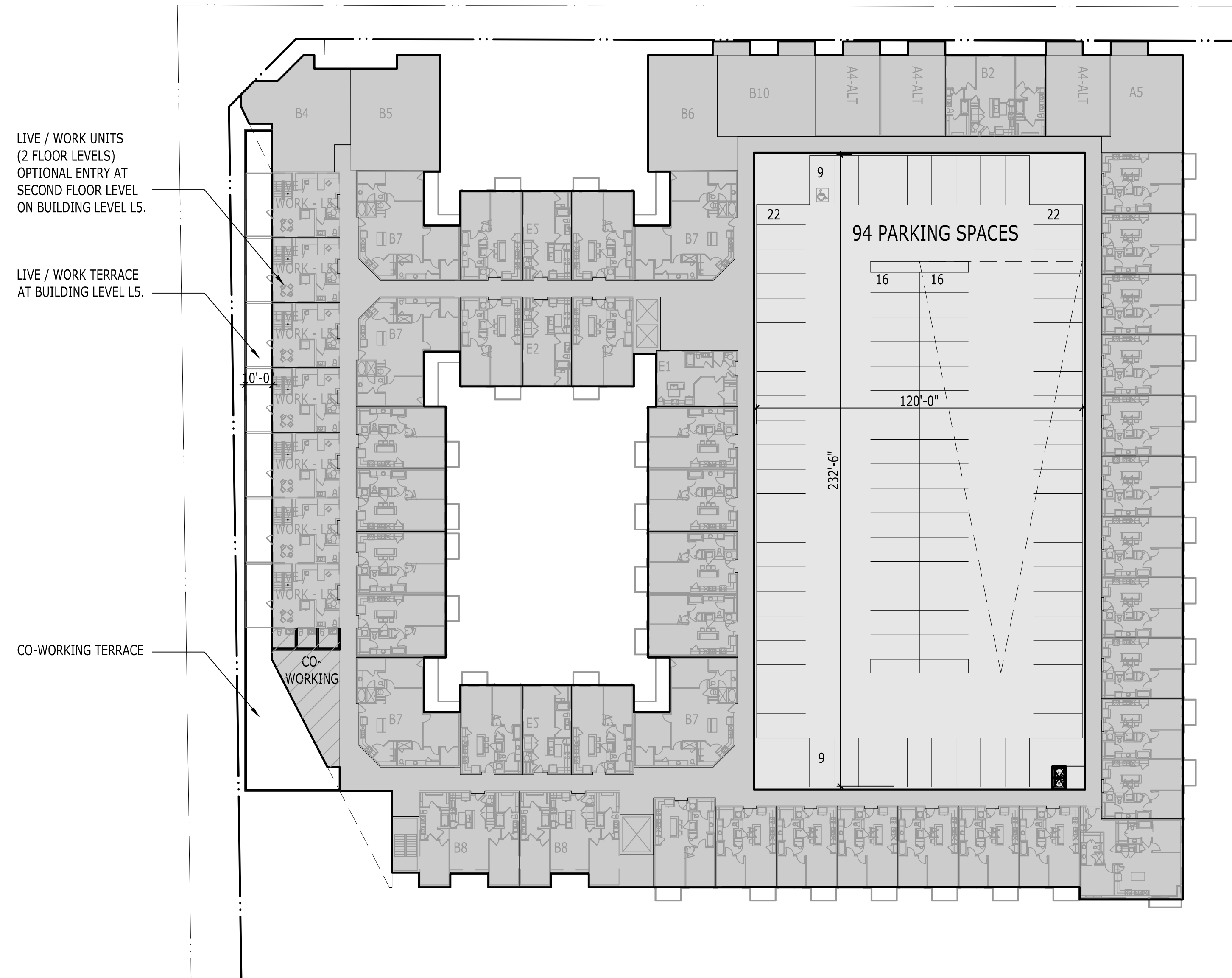


LEVEL 3

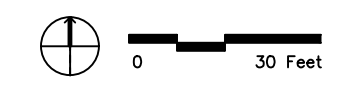


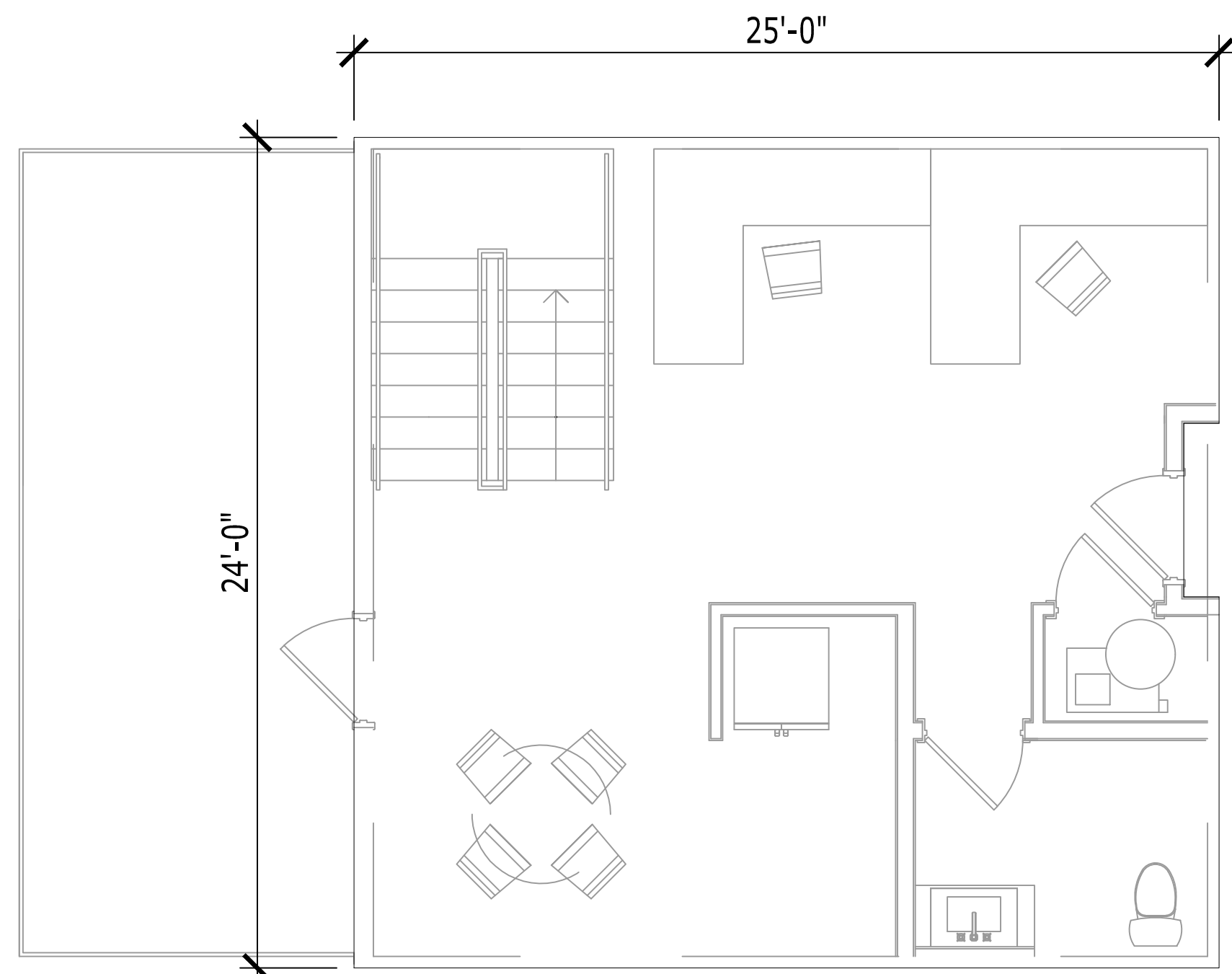


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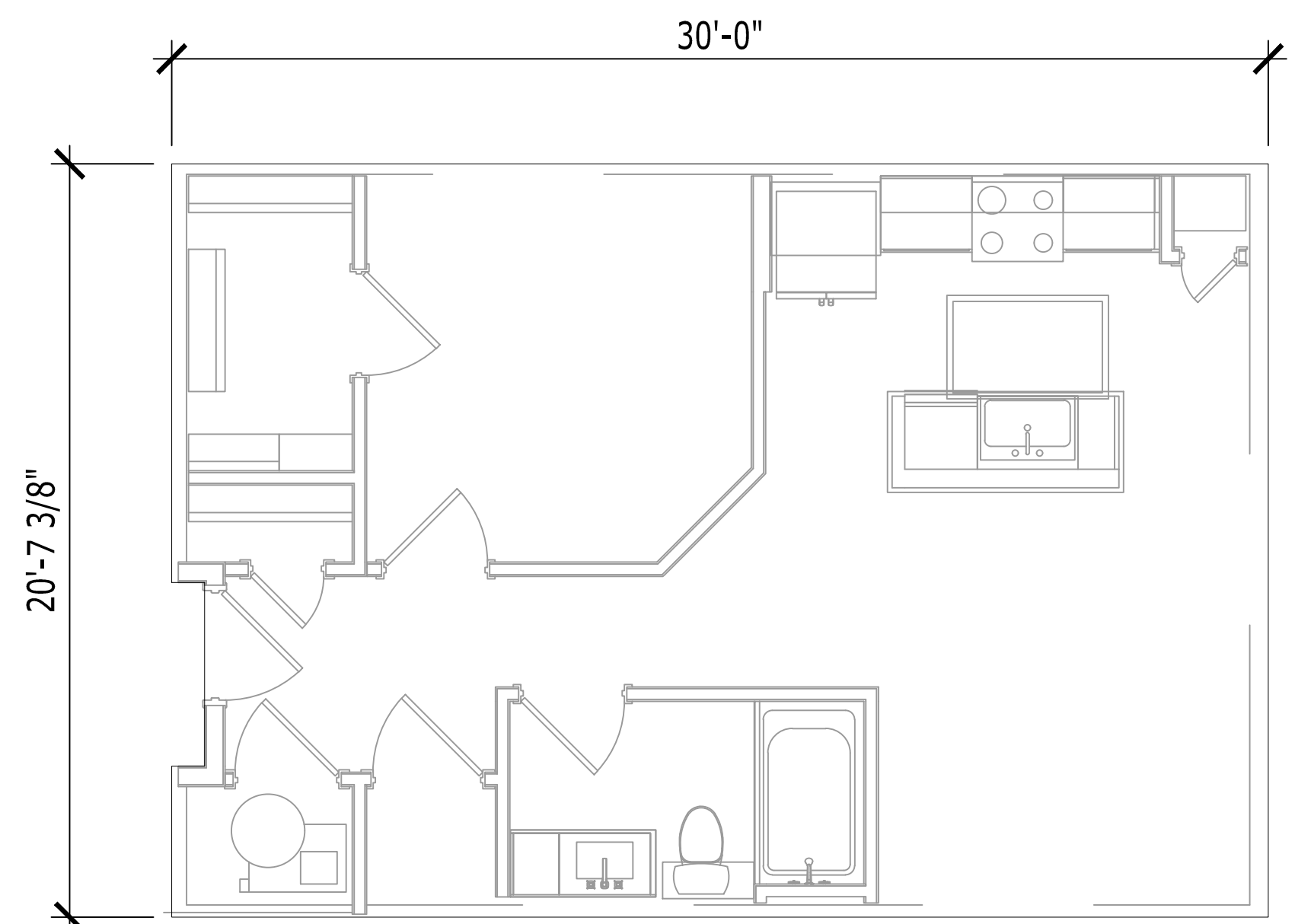


LEVEL 5

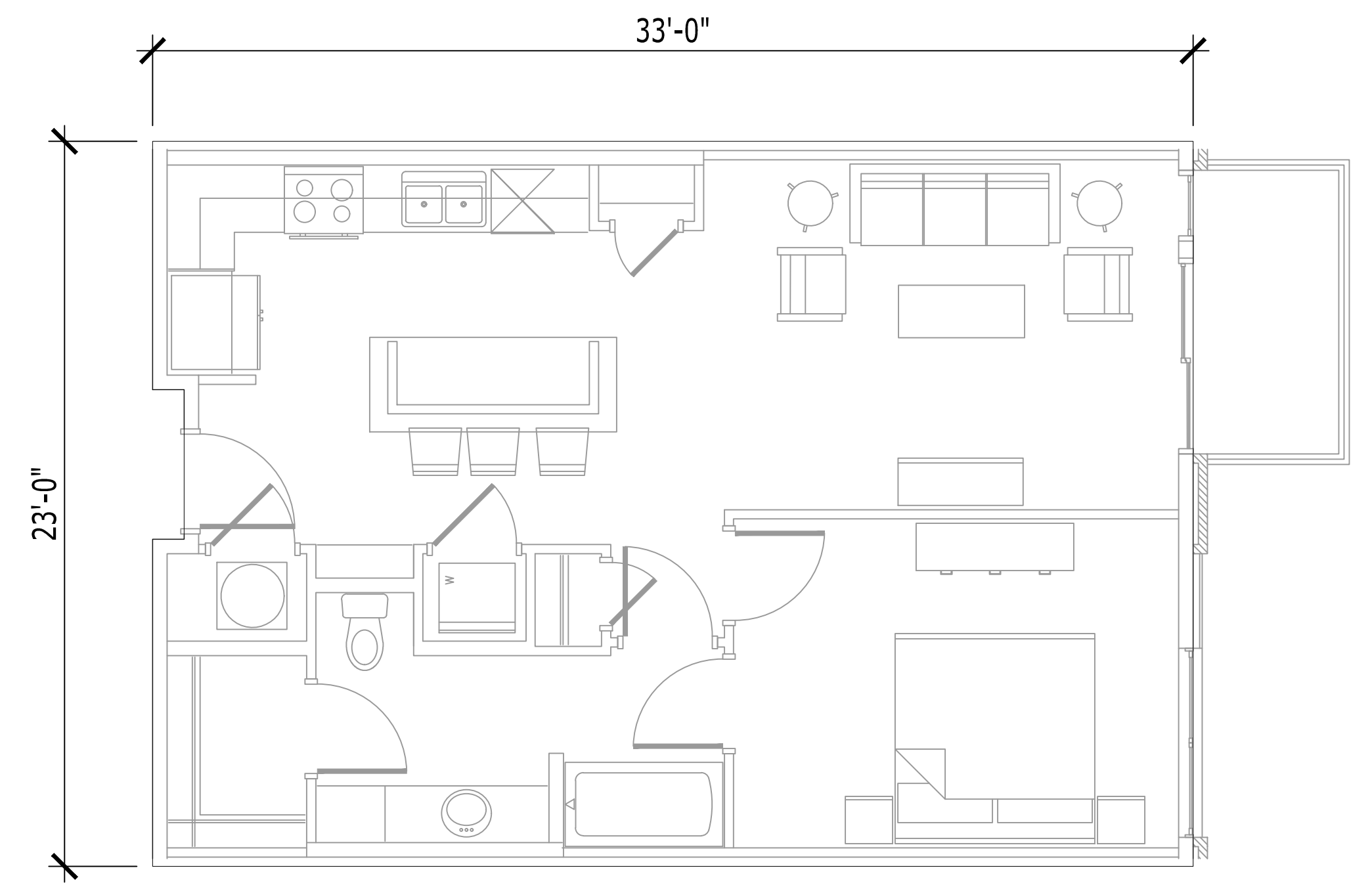




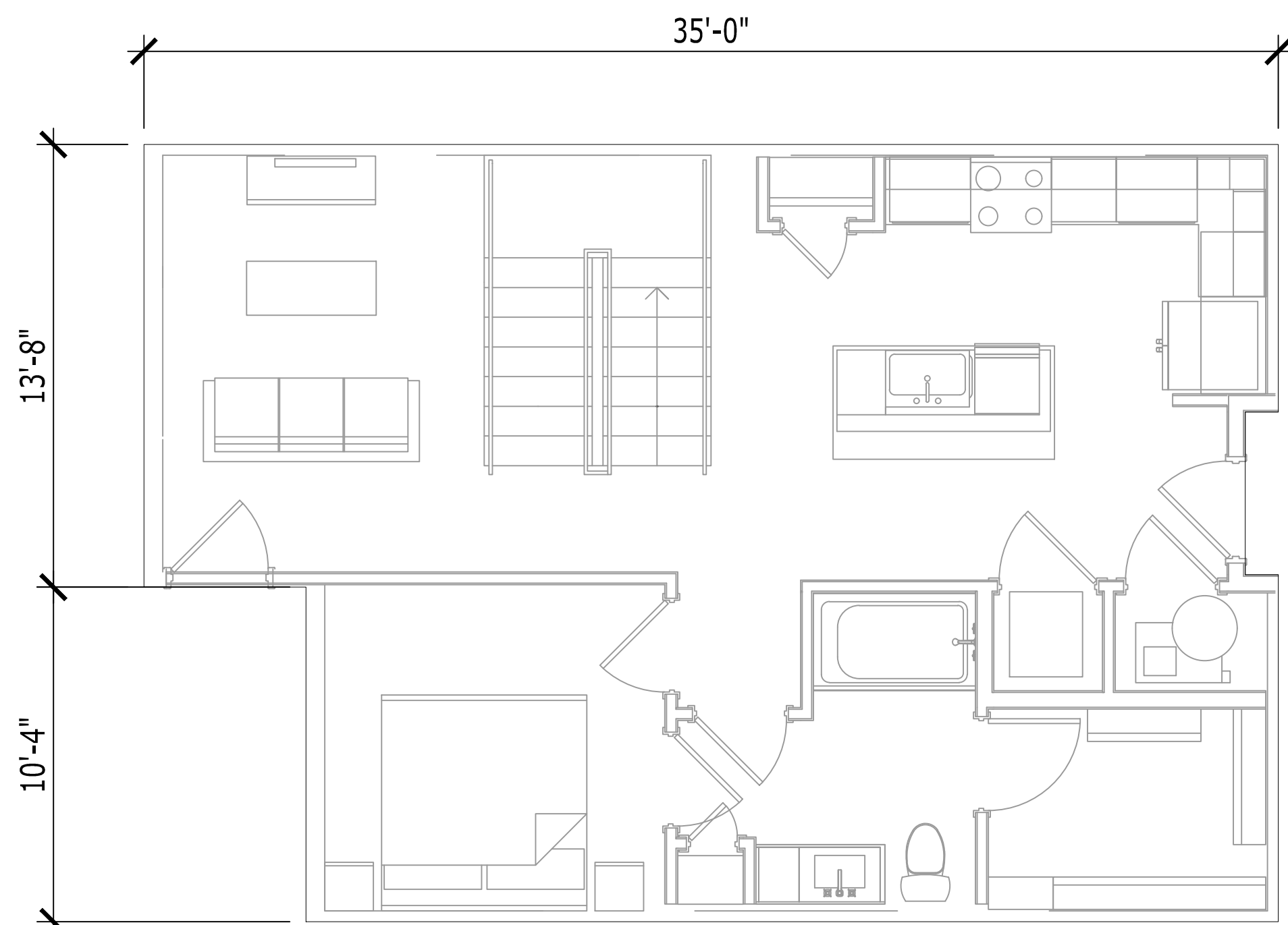
LIVE/WORK UNIT (LEVEL 5) - 1375 SF



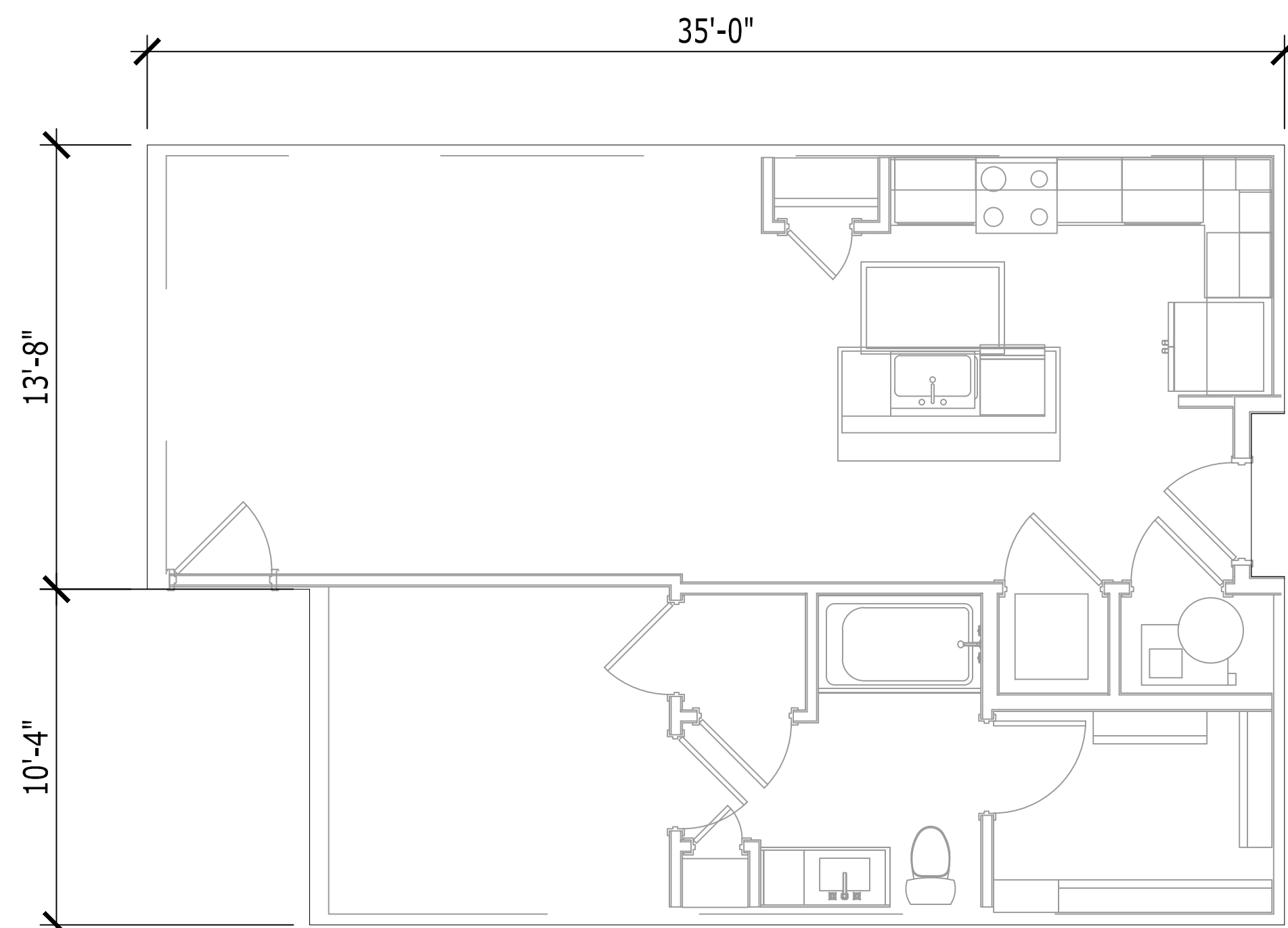
UNIT E1 PLANS - 540 SF



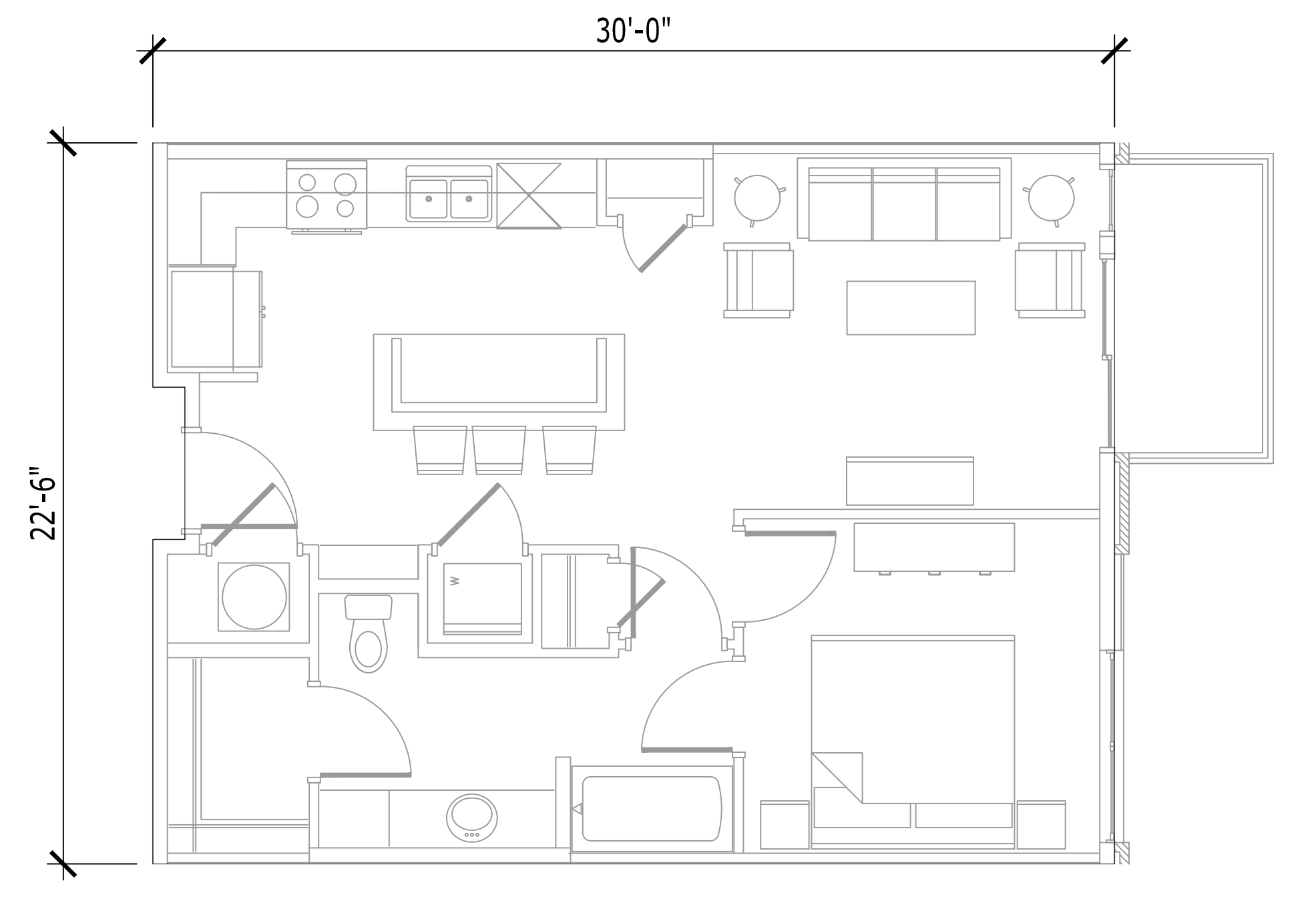
UNIT A3 PLANS - 759 SF



LIVE/WORK UNIT (LEVEL 4) - 1375 SF

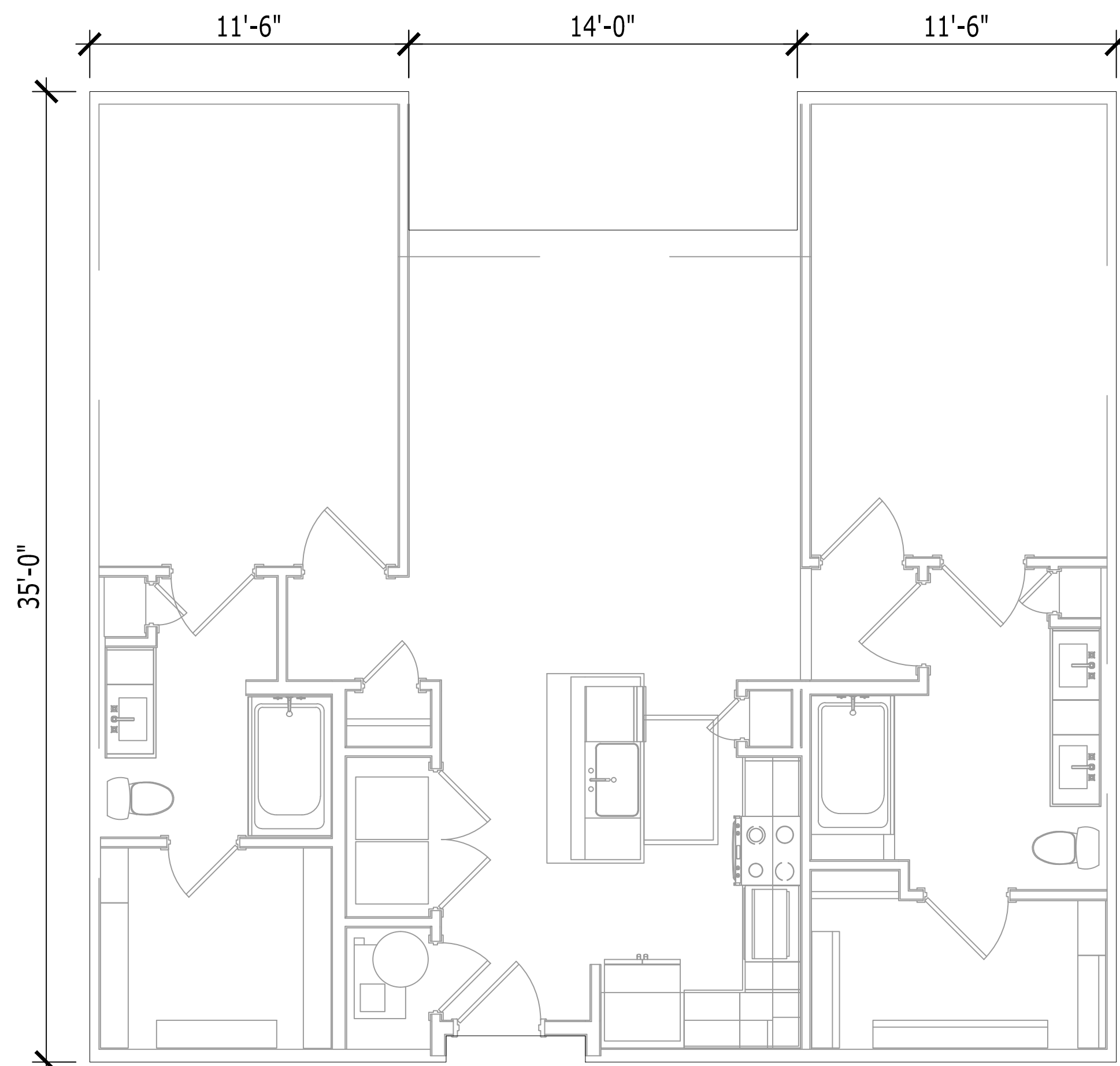


UNIT A4 PLANS - 780 SF

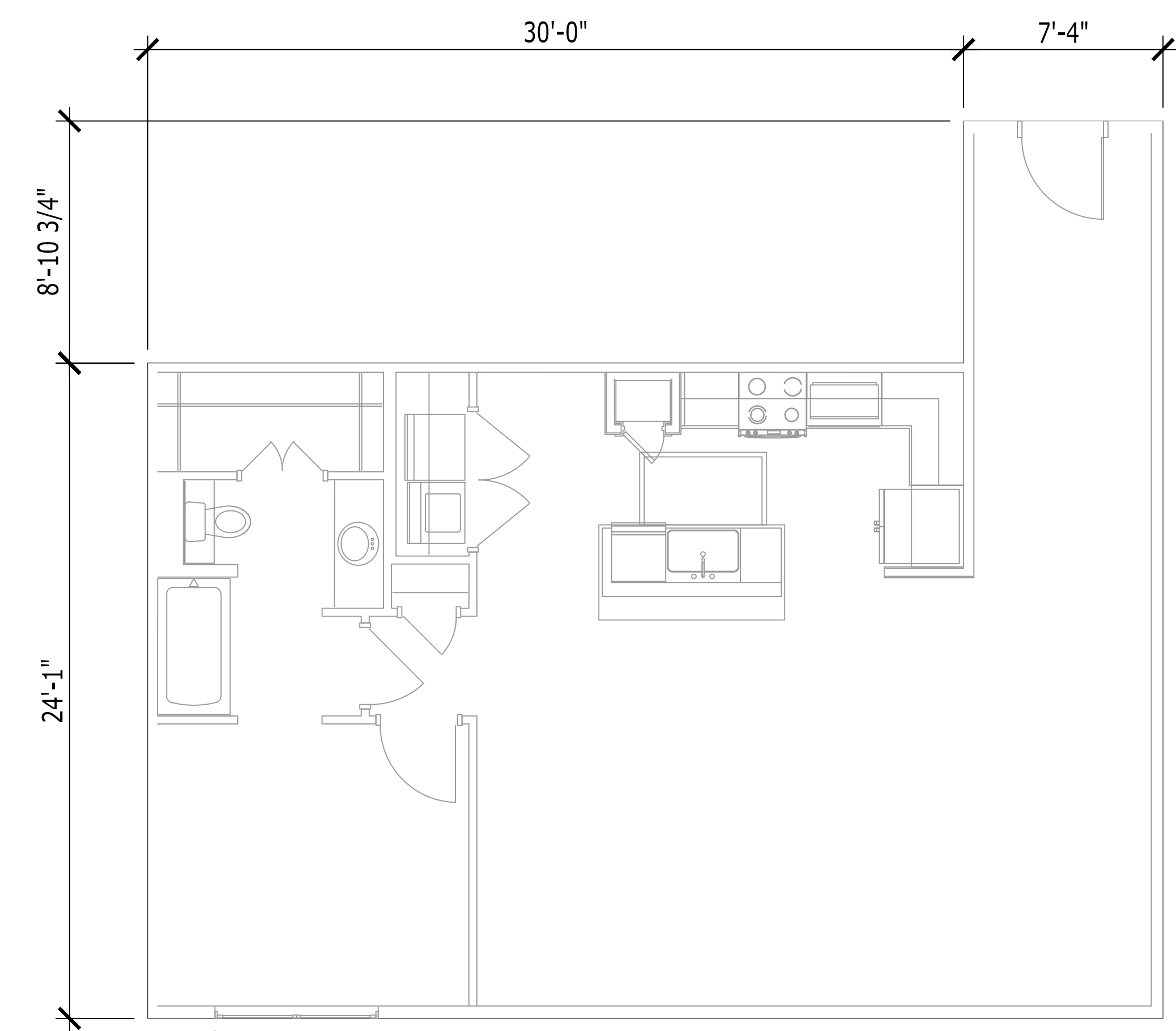


UNIT A1 PLANS - 670 SF

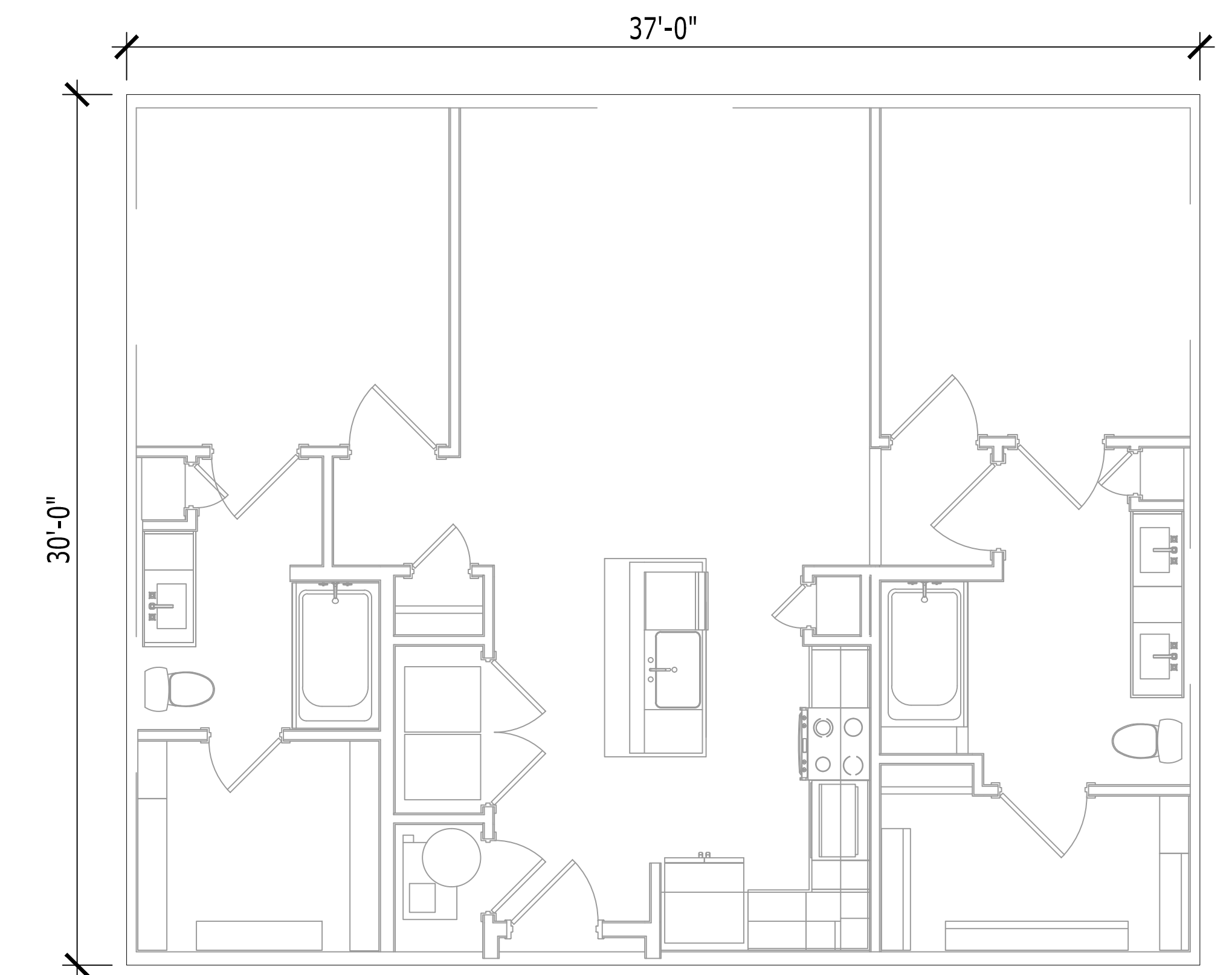




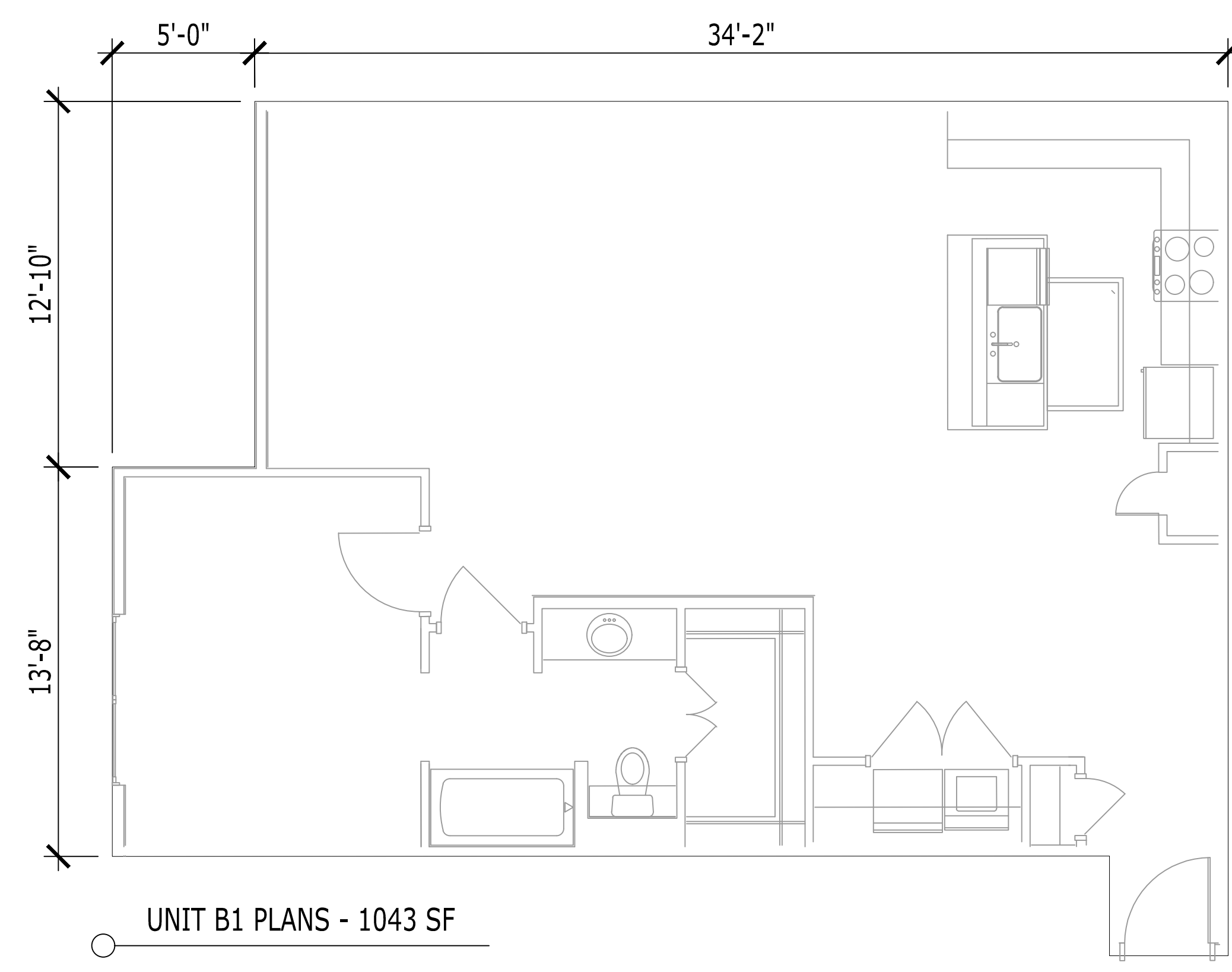
UNIT B8 PLANS - 1238 SF



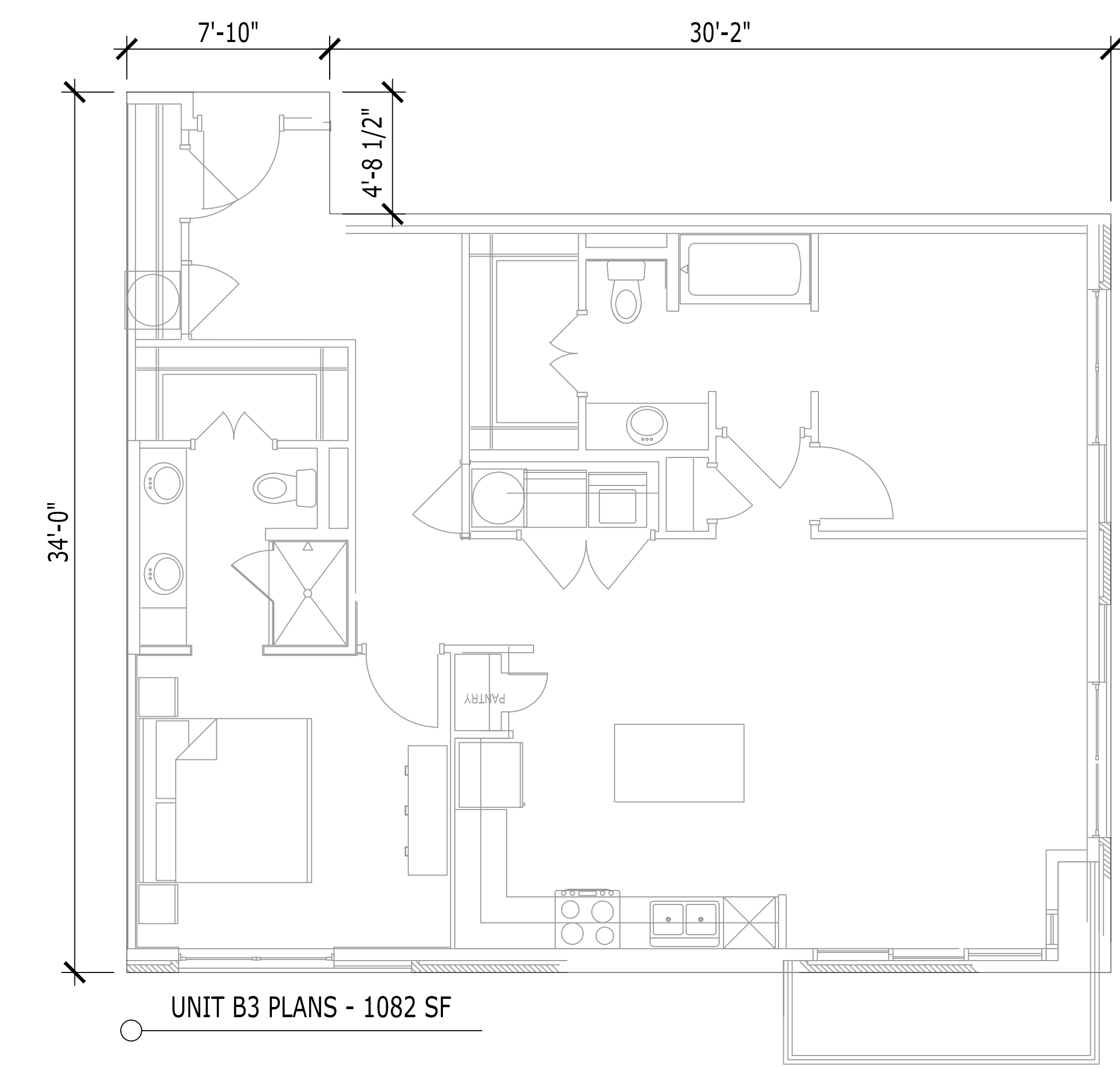
UNIT B6 PLANS - 1181 SF



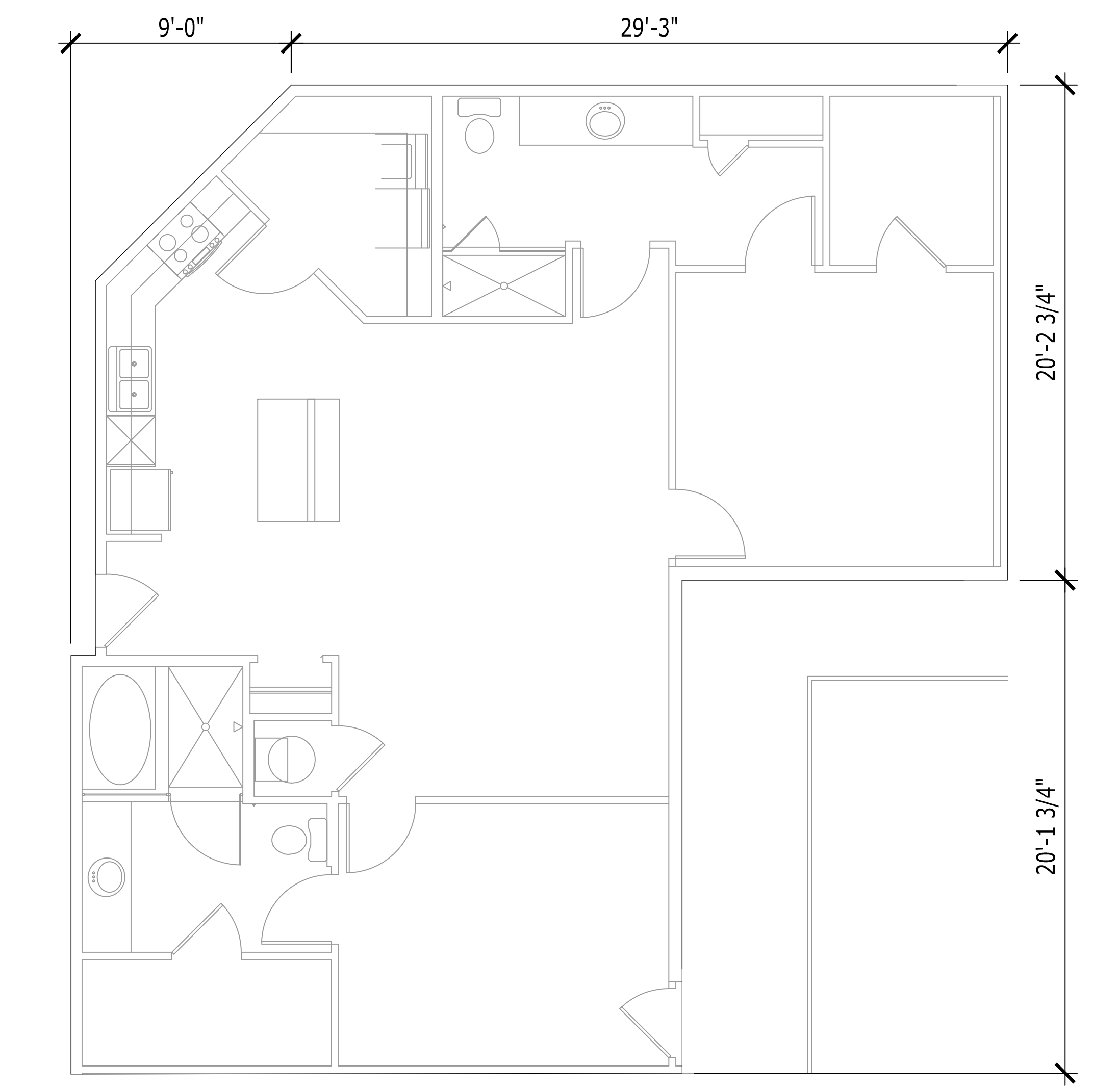
UNIT B2 PLANS - 1110 SF



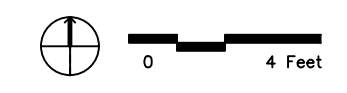
UNIT B1 PLANS - 1043 SF



UNIT B3 PLANS - 1082 SF



UNIT B7 PLANS - 1242 SF

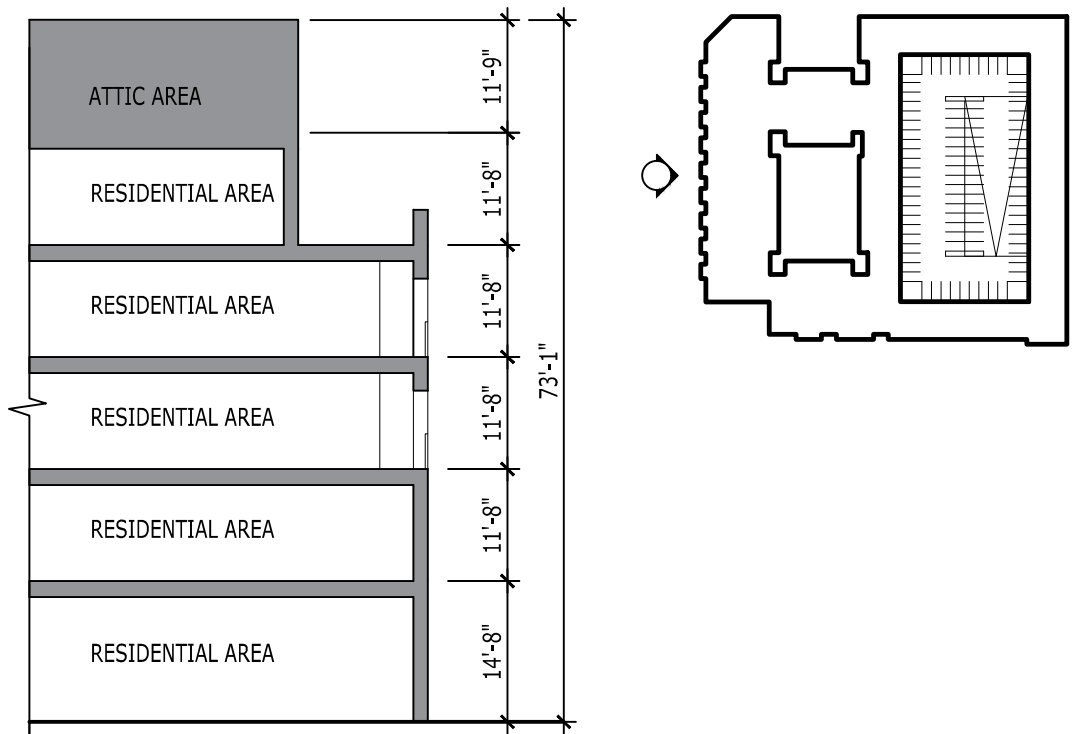




WEST ELEVATION

FACADE MATERIAL PERCENTAGES			
MASONRY	7,633 SF	36.48 PERCENT	*MASONRY EXCLUDING GLASS 59.26 PERCENT*
FIBER CEMENT PANEL	5,247 SF	25.07 PERCENT	
WINDOWS	8,046 SF	38.45 PERCENT	
TOTAL	20,926 SF	100 PERCENT	

*MASONRY SHALL COMPRISE A MINIMUM OF 40% OF THE COMBINED AREA OF ALL FOUR PRIMARY ELEVATIONS, EXCLUSIVE OF GLASS.



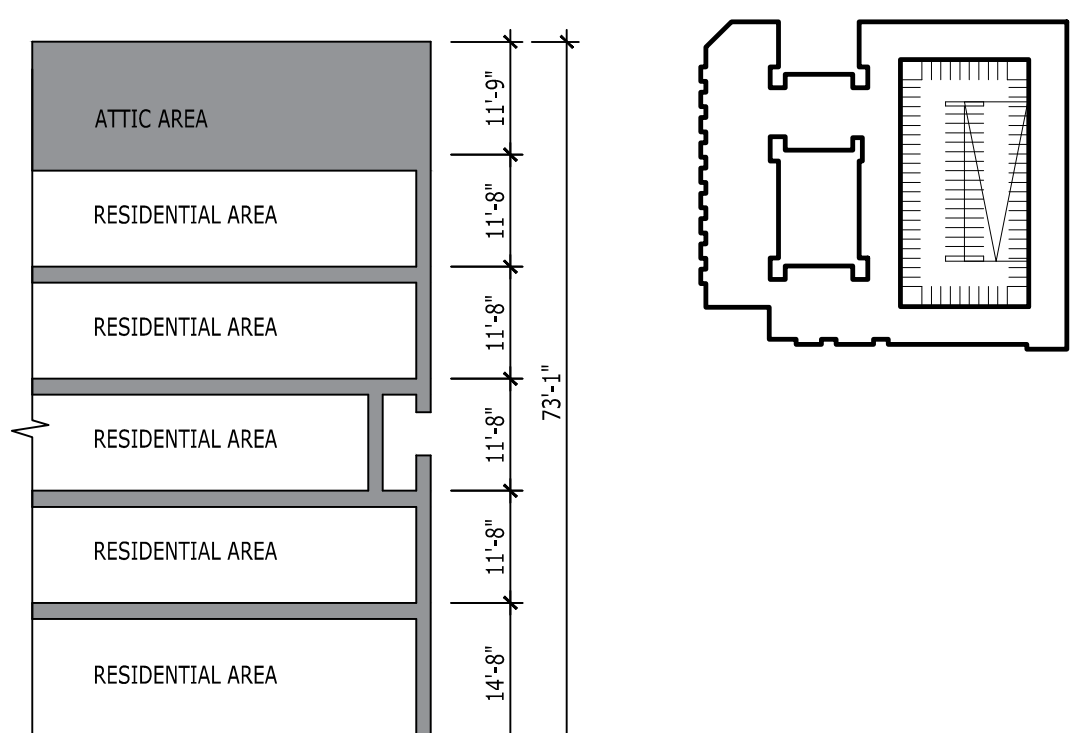
PARTIAL SECTION AT WEST FACADE



EAST ELEVATION

FACADE MATERIAL PERCENTAGES			
MASONRY	4,080	19.41 PERCENT	*MASONRY EXCLUDING GLASS 31.88 PERCENT*
FIBER CEMENT PANEL	8,720 SF	41.49 PERCENT	
WINDOWS	8,217 SF	39.10 PERCENT	
TOTAL	21,017 SF	100 PERCENT	

*MASONRY SHALL COMPRISE A MINIMUM OF 40% OF THE COMBINED AREA OF ALL FOUR PRIMARY ELEVATIONS, EXCLUSIVE OF GLASS.



PARTIAL SECTION AT EAST FACADE

GENERAL NOTES:

- BUILDING TO COMPLY WITH THE 2018 IRC & 2017 NEC
- BUILDING TO COMPLY WITH FAIR HOUSING LAW REQUIREMENTS AND THE TDLR-TAS 2012 REQUIREMENTS
- BUILDING TO COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS OF IBC CHAPTER 17

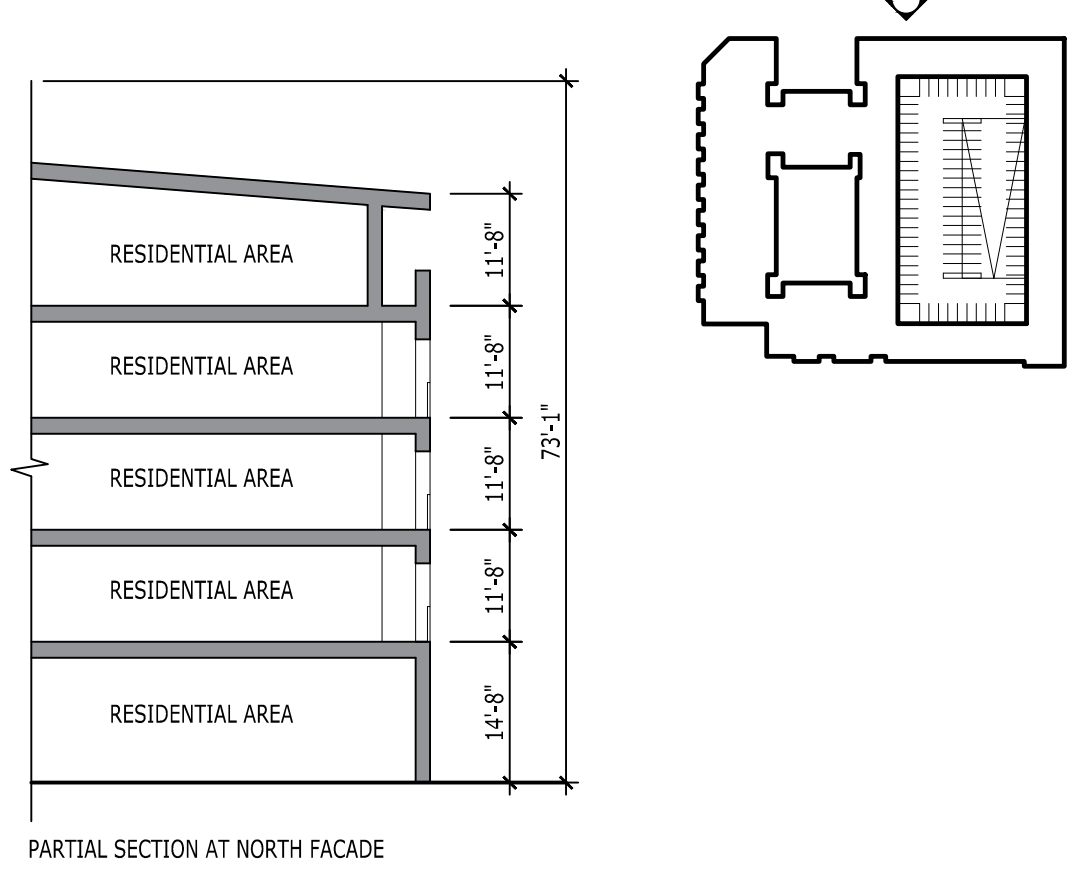




NORTH ELEVATION

FACADE MATERIAL PERCENTAGES			
MASONRY	8,089 SF	38.17 PERCENT	*MASONRY EXCLUDING GLASS 60.71 PERCENT*
FIBER CEMENT PANEL	5,234 SF	24.70 PERCENT	
WINDOWS	7,867 SF	37.13 PERCENT	
TOTAL	21,190 SF	100 PERCENT	

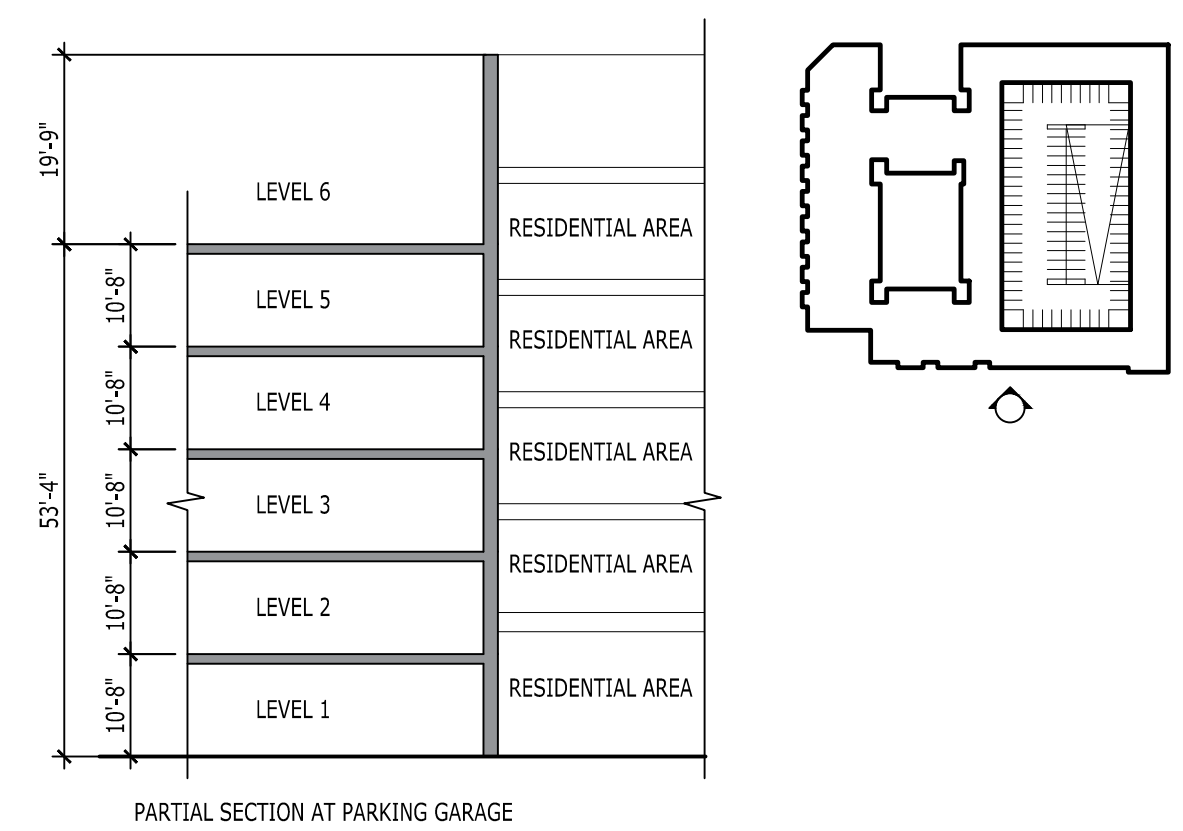
*MASONRY SHALL COMPRISE A MINIMUM OF 40% OF THE COMBINED AREA OF ALL FOUR PRIMARY ELEVATIONS, EXCLUSIVE OF GLASS.



SOUTH ELEVATION

FACADE MATERIAL PERCENTAGES			
MASONRY	5,147 SF	26.78 PERCENT	*MASONRY EXCLUDING GLASS 39.19 PERCENT*
FIBER CEMENT PANEL	7,987 SF	41.56 PERCENT	
WINDOWS	6,084 SF	31.66 PERCENT	
TOTAL	19,218 SF	100 PERCENT	

*MASONRY SHALL COMPRISE A MINIMUM OF 40% OF THE COMBINED AREA OF ALL FOUR PRIMARY ELEVATIONS, EXCLUSIVE OF GLASS.



GENERAL NOTES:

- BUILDING TO COMPLY WITH THE 2018 IBC & 2017 NEC
- BUILDING TO COMPLY WITH FAIR HOUSING LAW REQUIREMENTS AND THE TDLR-TAS 2012 REQUIREMENTS
- BUILDING TO COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS OF IBC CHAPTER 17



NORTH PUBLIC SPACE AND LEASING OFFICE ENTRY



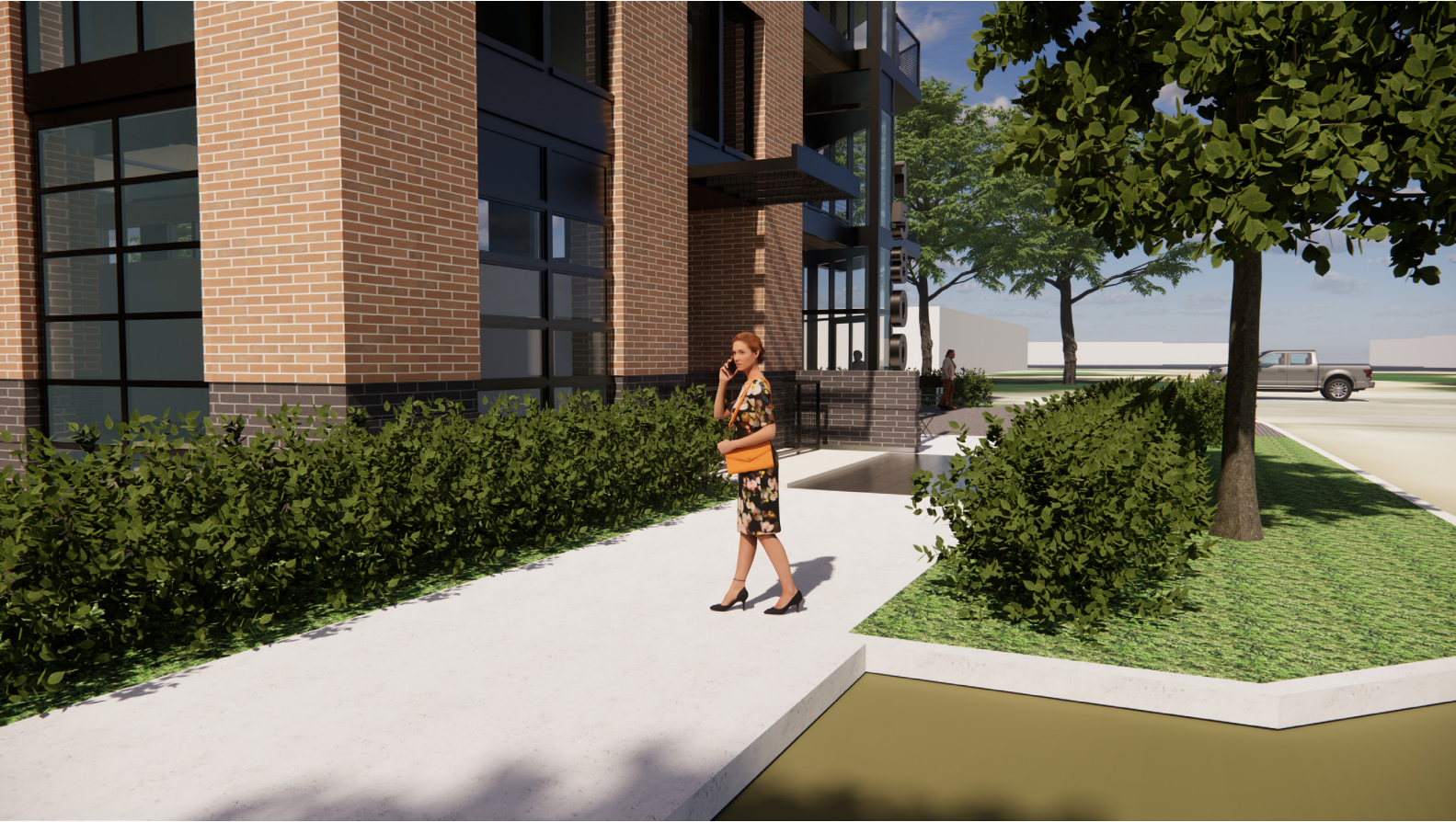
LOOKING WEST DOWN AIRPORT PARKWAY



NORTH ENTRY



NORTH ENTRY



NORTH ELEVATION - PUBLIC OPEN SPACE



NORTH ELEVATION - PUBLIC OPEN SPACE



NORTH ELEVATION



VIEW FROM AIRPORT PARKWAY & ADDISON ROAD INTERSECTION



MAIN ENTRANCE FROM ADDISON ROAD



LOOKING NORTH DOWN ADDISON ROAD



WEST ELEVATION - ADDISON ROAD



SOUTHWEST CORNER



WEST ELEVATION - AERIAL VIEW



WEST ELEVATION - AERIAL VIEW



WEST ELEVATION - ROOF DECK



LOOKING SOUTH DOWN ADDISON RD.

