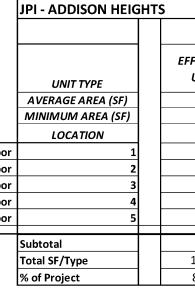
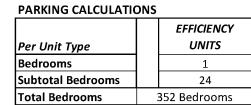




# **Kimley**»Horn

2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 | 972.770.1300









## VICINITY MAP

NOT TO SCALE

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### NOTES:

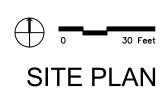
- . REFER TO ORDINANCE (\_\_\_\_\_) FOR ZONING REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THIS CONCEPT PLAN AND THE ORDINANCE, THE ORDINANCE SHALL CONTROL.
- . REFER TO PD\_\_\_\_EXHIBIT \_\_\_\_ (LANDSCAPE PLAN) FOR MORE DETAILED LANDSCAPE DESIGN INFORMATION. . LOCATION AND NUMBER OF TREES MAY 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	N CENTER DISTRICT
SITE AREA	EXISTING:	139,43	8 SF / 3.201 ACRES
*R.O.W. DEDICATION	*PROPOSED:	127,82	25 SF / 2.934 ACRES
PERMITTED USES	MULTIFAMILY RE	SIDENCE	
	LIVE/WORK		
	RETAIL READY		
BUILDING HEIGHT	RESIDENTIAL PRO	OPOSED:	5 STORIES, 73'-1"
	GARAGE PROPOS	SED:	5 STORIES, 53'-4"
LOT COVERAGE (ACTUAL) *R.O.W. DEDICATION SITE AREA	*7	8.1 PERC	ENT
FLOOR AREA RATIO (ACTUAL); GROSS SF / R.O.W. DEDICATION SITE AREA		2.33 : 1	L
TOTAL UNIT COUNT (PROPOSED = MAXIMUM)		287 UNI <sup>-</sup>	TS
DENSITY (TOTAL UNIT COUNT/ PROPOSED SITE ACREAGE)	97.82	UNITS PI	ER ACRE
OPEN SPACE (PROPOSED = MINIMUM)		4260 SF	=
LANDSCAPE AREA (proposed = minimum)	20,910 SF		
PARKING			
RESIDENTIAL PARKING RATIO: 1 SPACE / BEDROOM	REQUIRED:	352	2 PARKING SPACES
*CONVERTIBLE RETAIL READY		*37	1 PARKING SPACES
RETAIL READY PARKING RATIO: 1 SPACE / 250 SF	PROVIDED:		409 GARAGE
RETAIL READY (5650 SF, REDUCTION OF (4) UNITS (4 BEDROOMS)			7 STREET
(348 RESIDENTIAL, 23 RETAIL)	TOTAL:	41	6 PARKING SPACES
ACCESSIBLE PARKING	REQUIRED:		* 9 SPACES
*ACCESSIBLE PARKING = 7 ACCESSIBLE SPACES + 2 VAN-ACCESSIBLE SPACES	PROVIDED:		9 SPACES
- 9 ACCESSIBLE PARKING SPACES REQUIRED FOR 401-500 TOTAL PARKING			
SPACES PROVIDED.			
- 1 VAN-ACCESSIBLE SPACE FOR EVERY 6 ACCESSIBLE SPACES			
BICYCLE PARKING (NOT REQUIRED IN UC DISTRICT)	PROVIDED:		4 SPACES

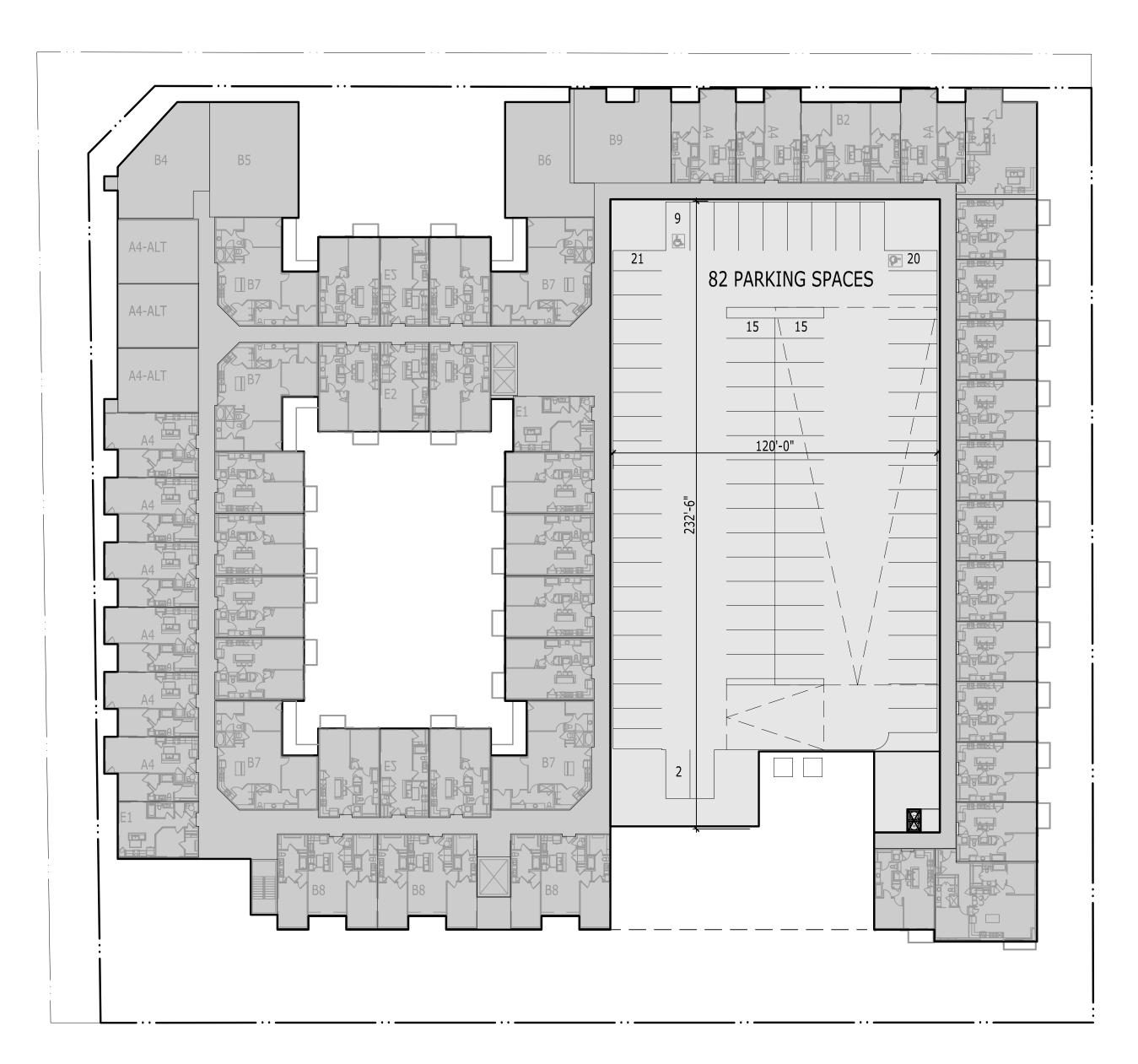
ICIENCY JNITS	ONE-BEDROOM UNITS (+)	TWO-BEDROOM UNITS	LIVE-WORK UNITS	Total Units	Apart. Net SF (*)	Retail Ready (**)	Leasing Office	Lounge/ Fitness	Mail/ Package	Coworking	Apart. Gross SF (***)
579	733	1,205	1,375								
540	650	1,000	1,375								
5	36	9	0	50	40,142	5,650	2,334	2,510	1,230	875	56,890
5	38	15	0	58	48,840	,	,	,	,		58,225
5	44	14	0	63	52,035						62,065
5	37	14	7	63	52,361						62,065
4	36	13	0	53	48,549						59,115
24	191	65	7	287							
3,896	140,064	78,342	9,625		241,927	5,650	2,334	2,510	1,230	875	298,360
.36%	66.55%	22.65%	2.44%	(*) Net Squ	are Footage of	f Apartment (	Only, Balcony S	F Not Include	d. Used to Cal	culate Overall Ave	g Apart Size.

FICIENCY	ONE-BEDROOM	TWO-BEDROOM	LIVE-WORK
UNITS	UNITS	UNITS	UNITS
1	1	2	1
24	191	130	7

Overall Average Apartment Size 84



CASE #: 1843-Z



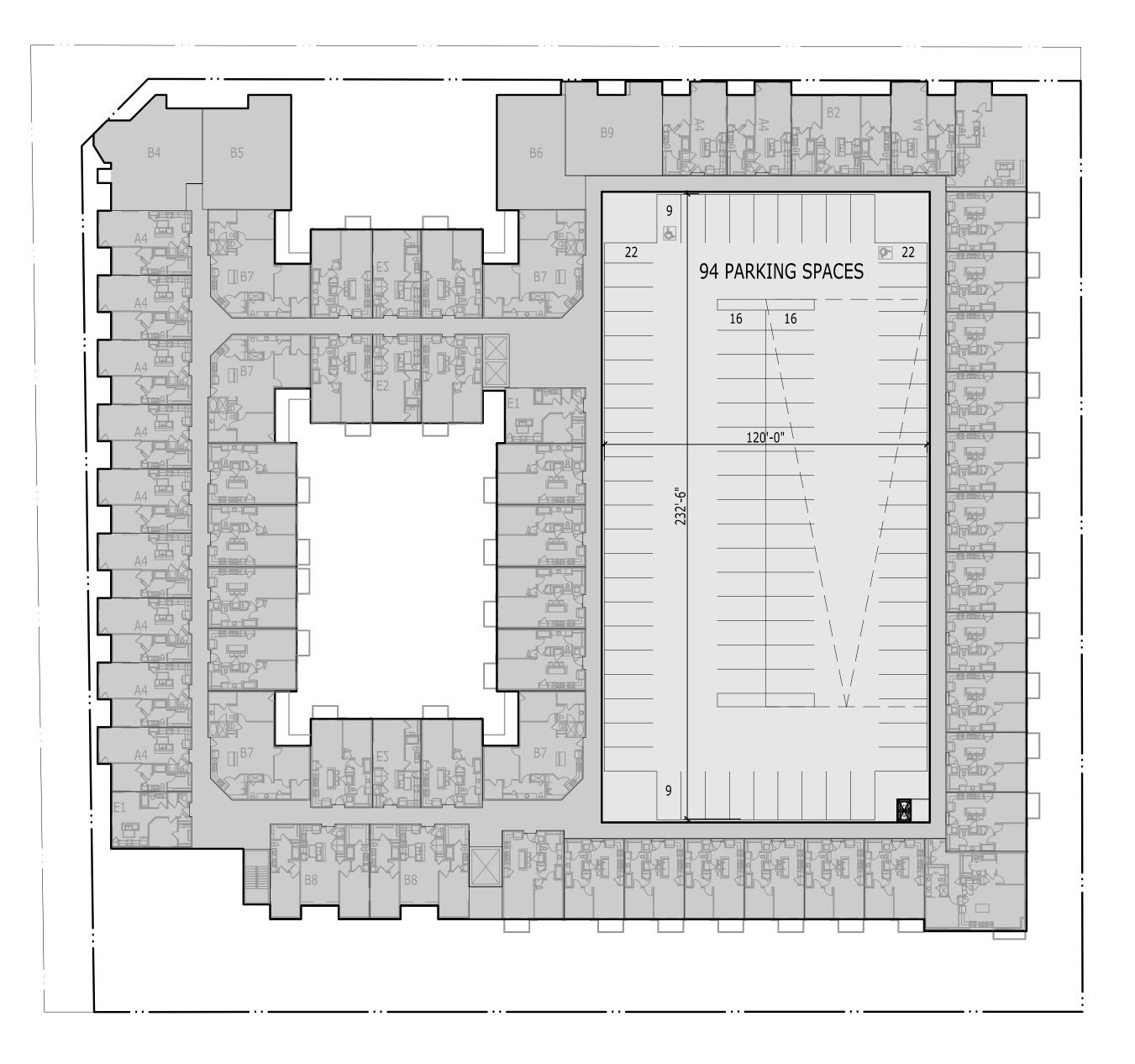
LEVEL 2



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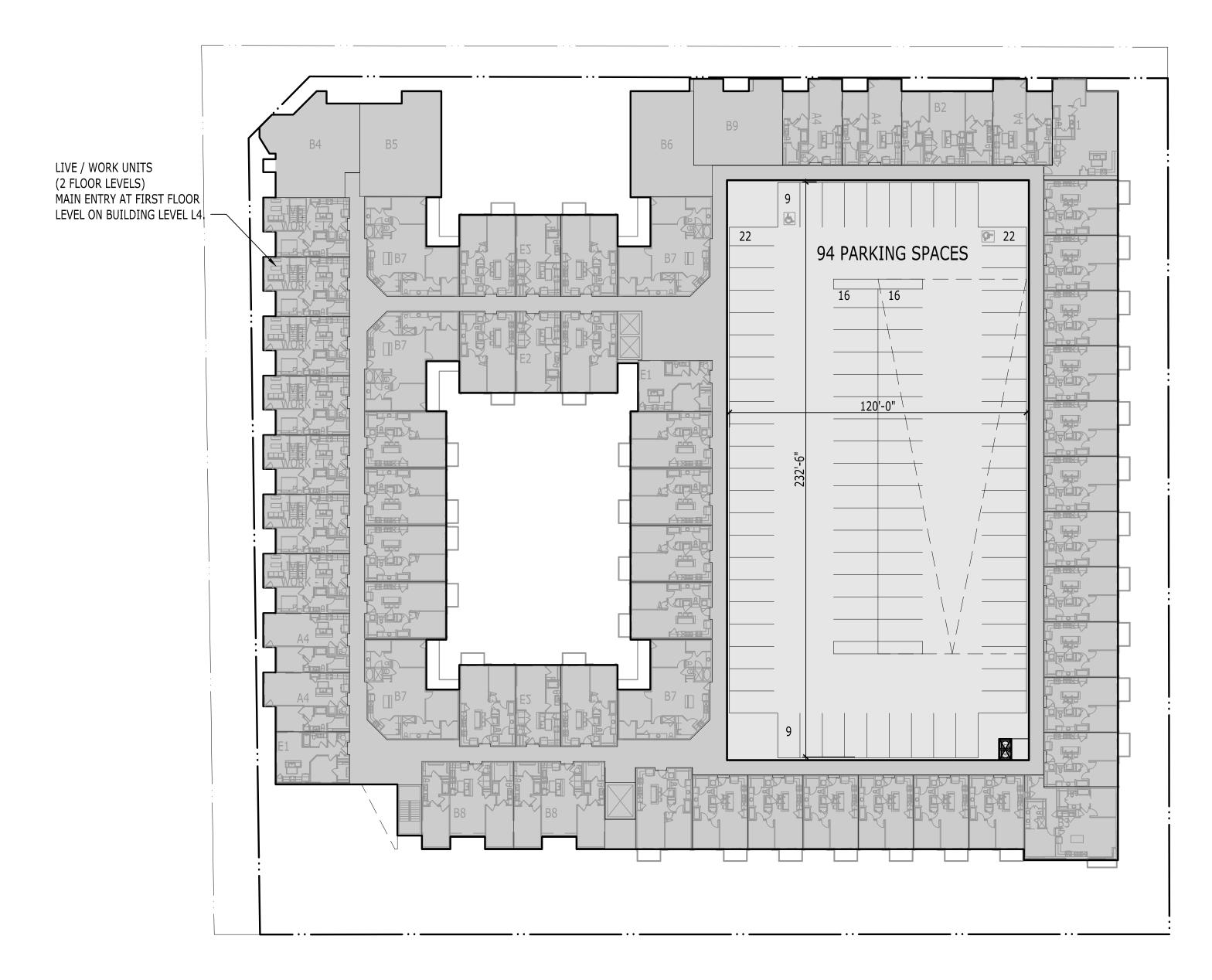
# LEVEL 3



CASE #: 1843-Z

Job #: 18168.00

Addison, Texas



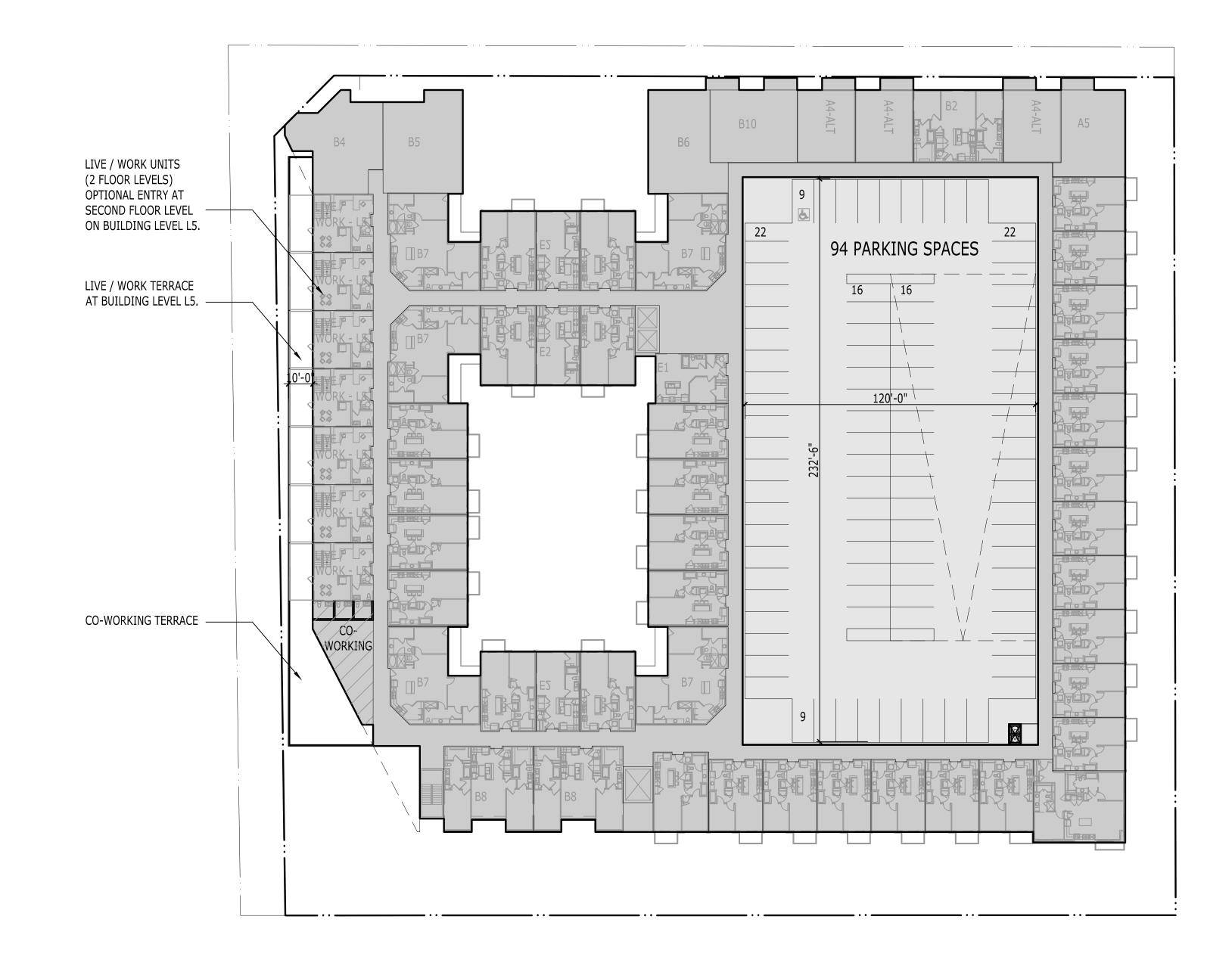
LEVEL 4



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**Kimley**»Horn

2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500





# LEVEL 5



CASE #: 1843-Z

Job #: 18168.00

Addison, Texas

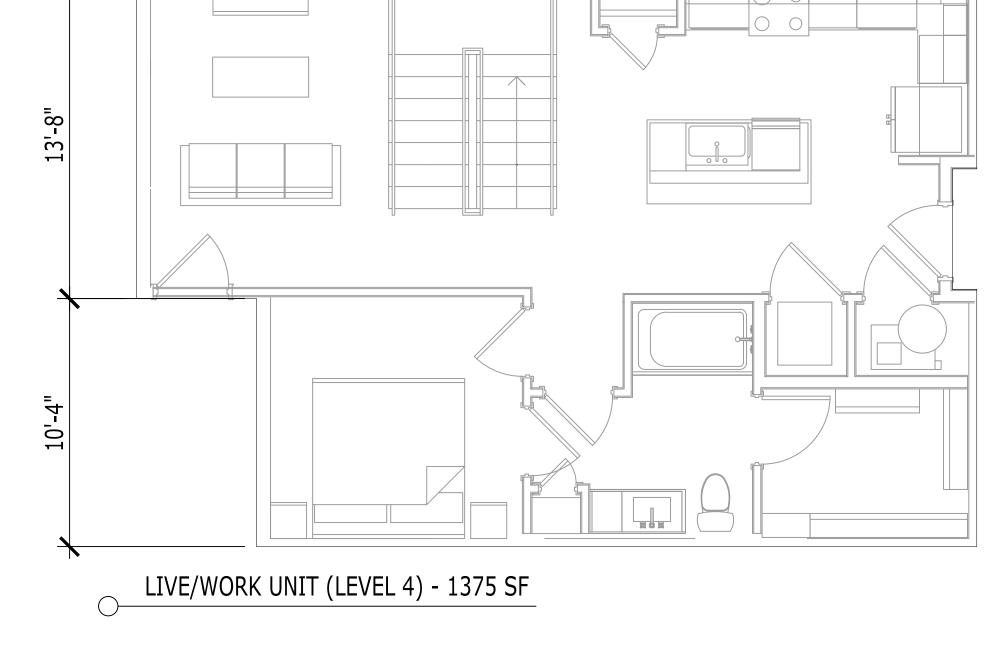
JPI Addison Heights Multifamily // March 10, 2022

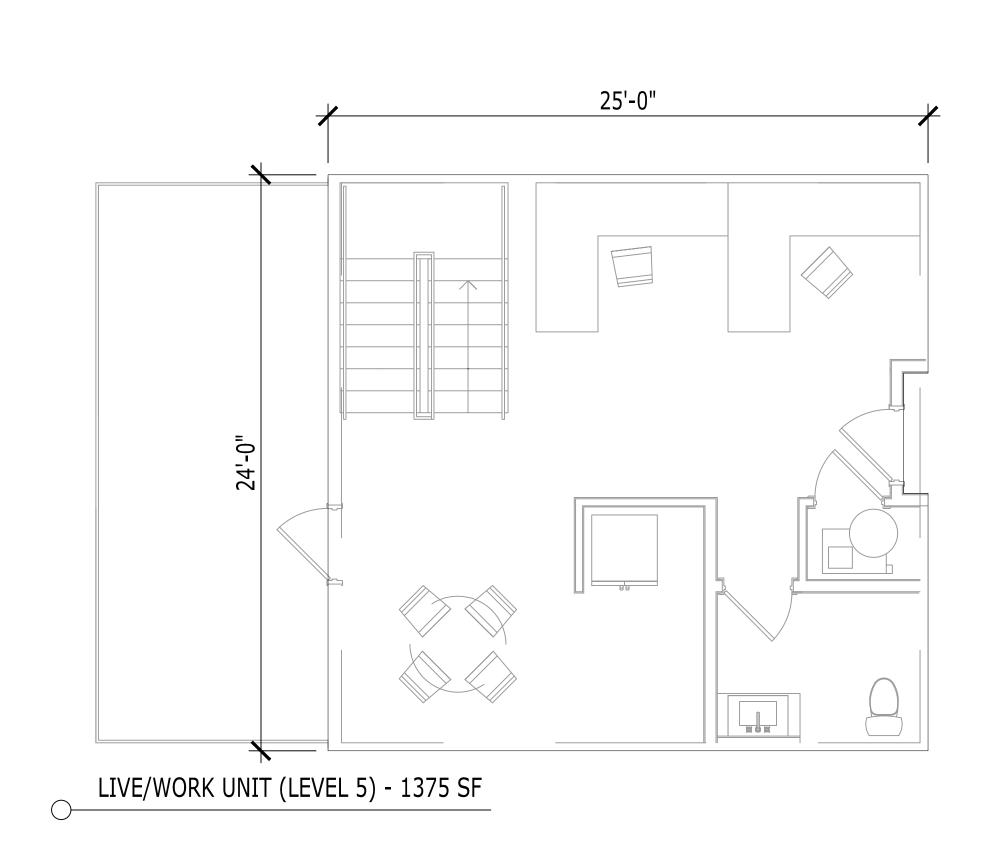
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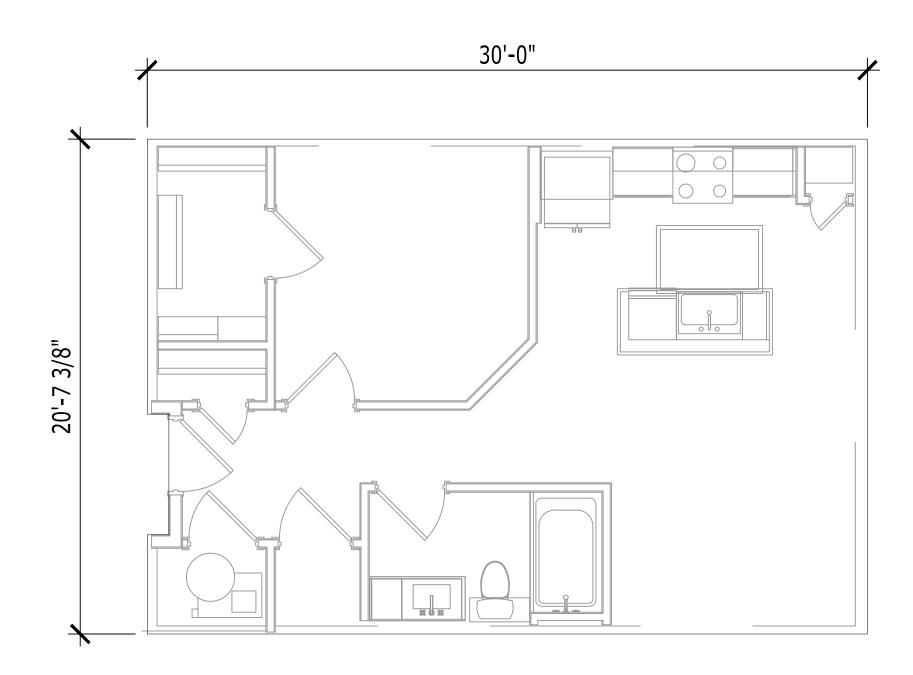
**Kimley**»Horn



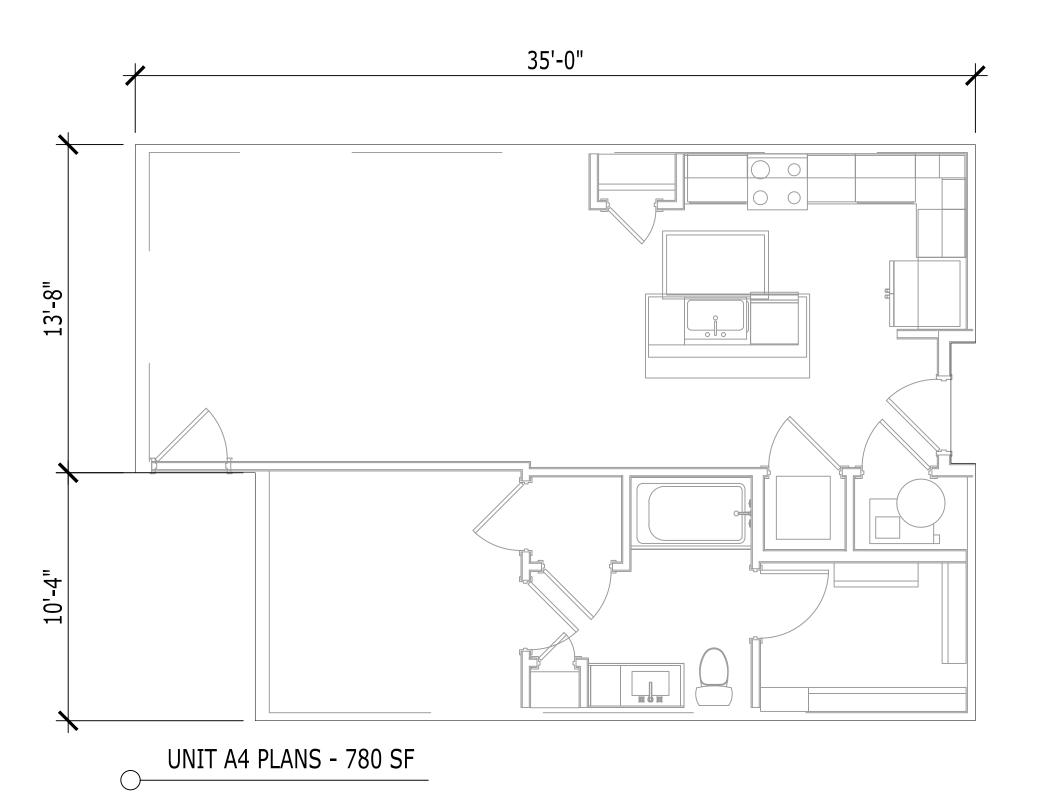




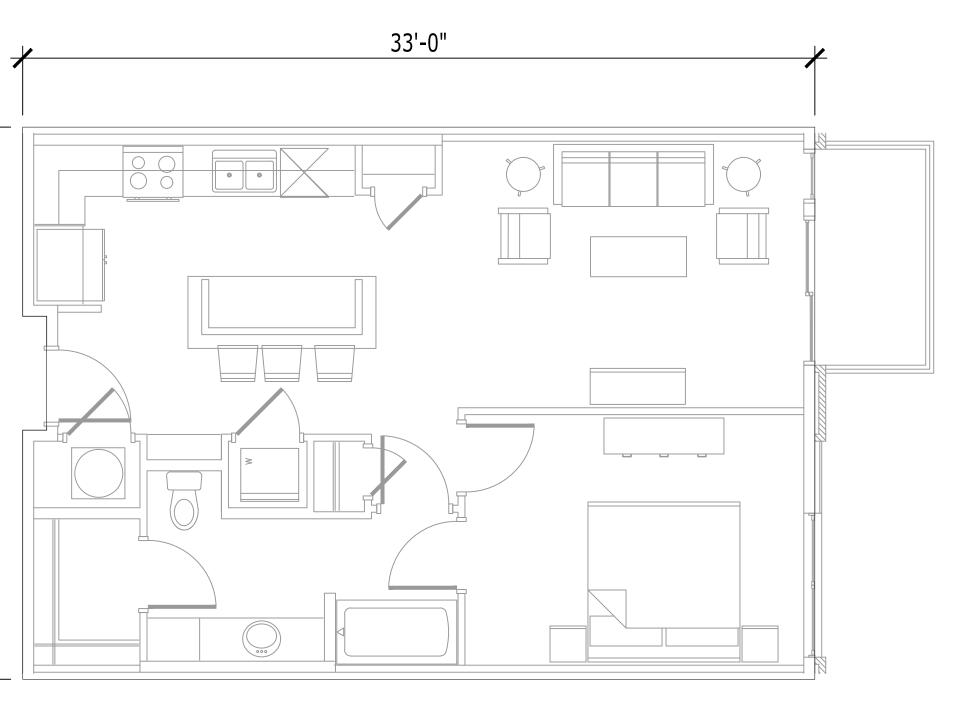
35'-0"



UNIT E1 PLANS - 540 SF

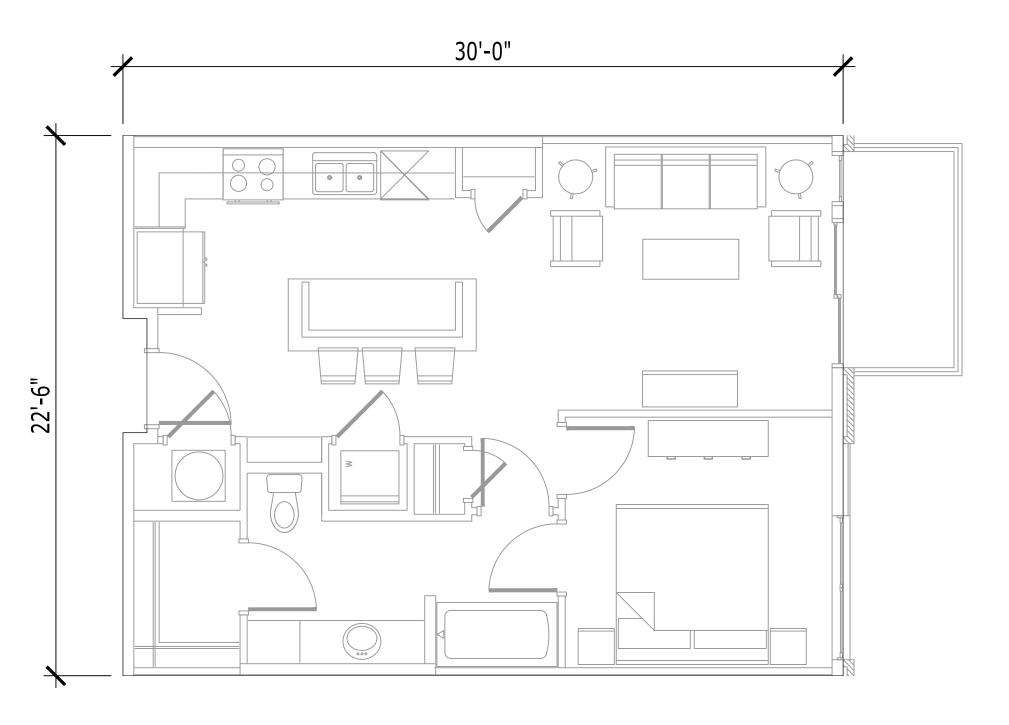








23'-0"



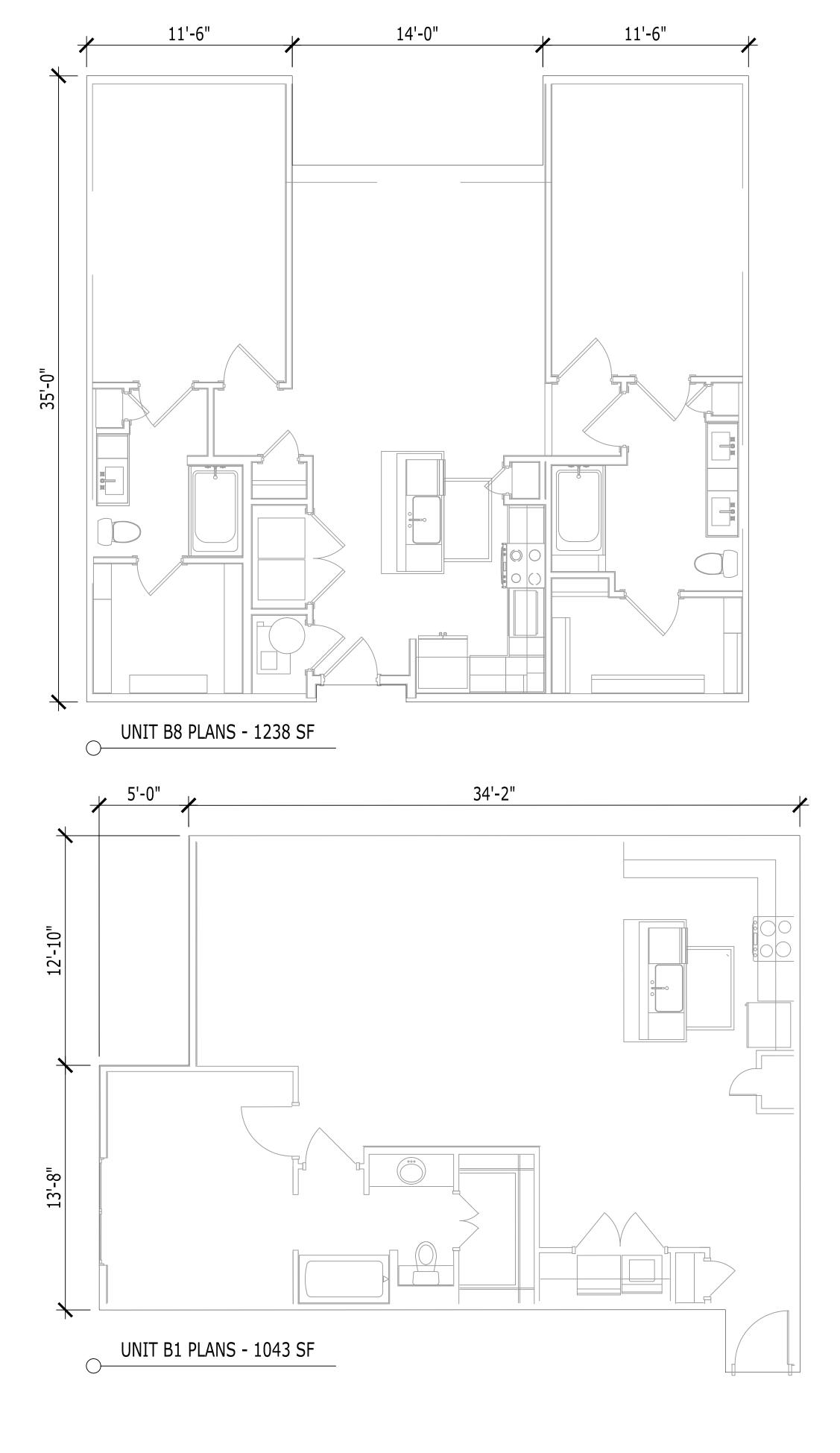
UNIT A1 PLANS - 670 SF



CASE #: 1843-Z

Job #: 18168.00

JPI Addison Heights Multifamily // March 10, 2022

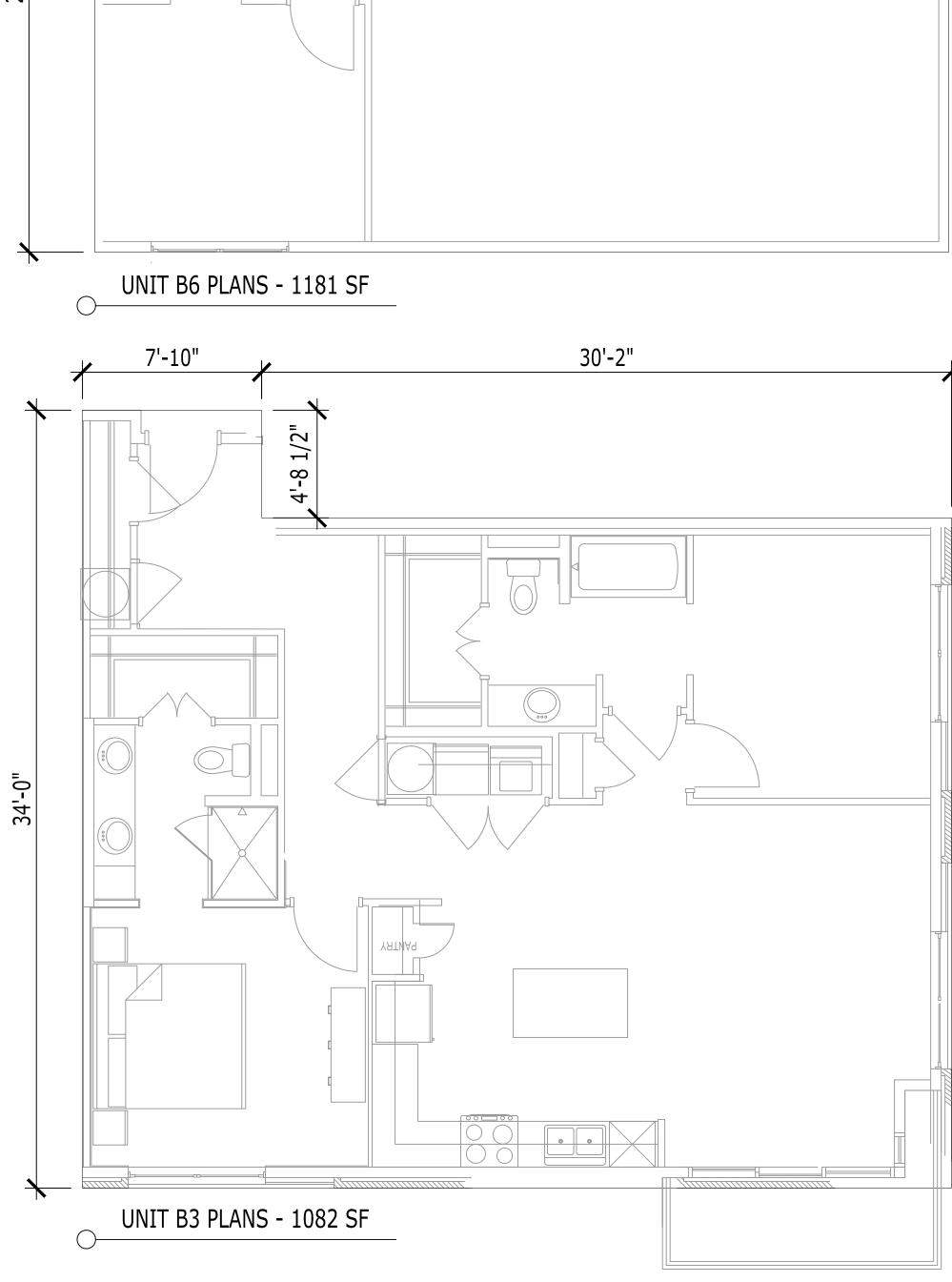


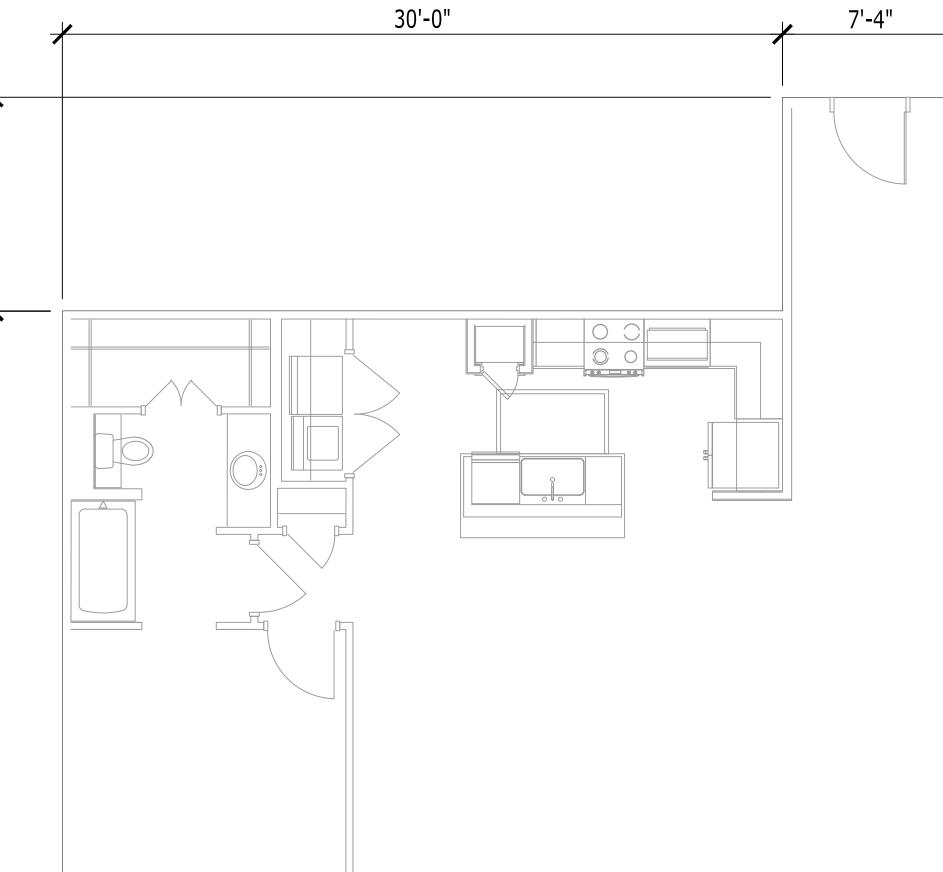




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Job #: 18168.00 Ad

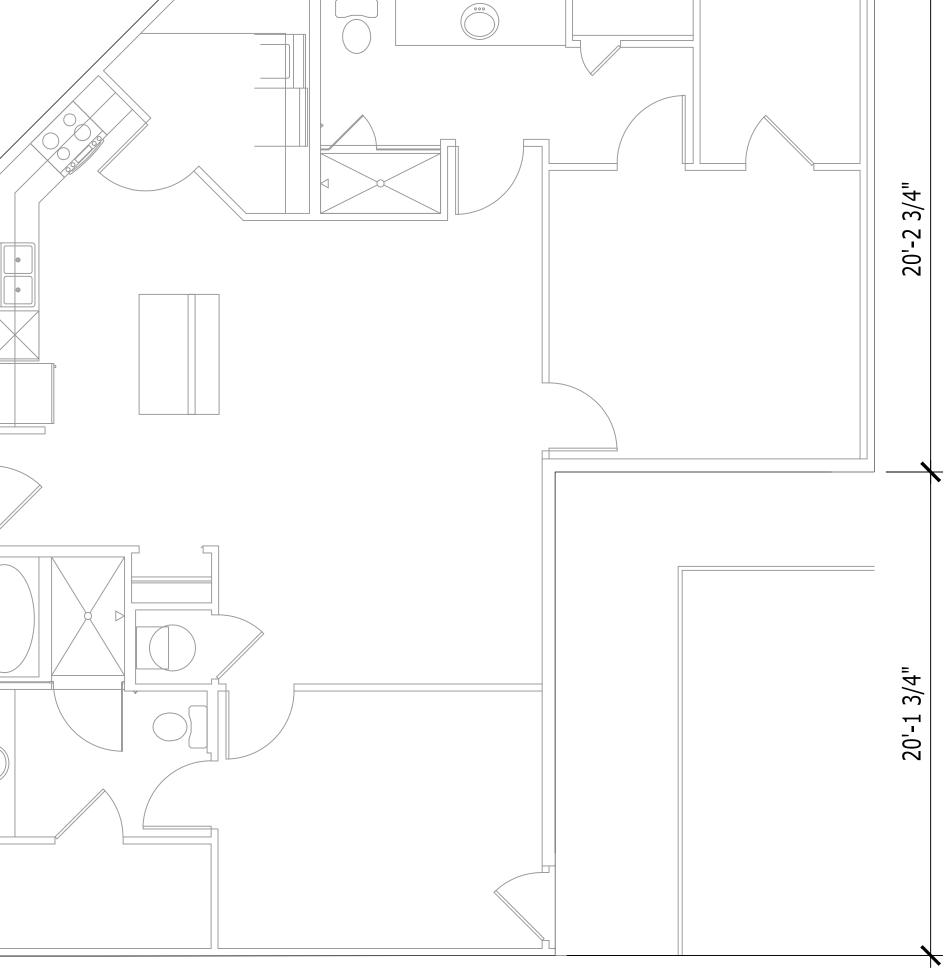
Addison, Texas

JPI Addison Heights Multifamily // March 10, 2022

REPRESENTATIVE UNIT PLANS

0 4 Feet

UNIT B7 PLANS - 1242 SF



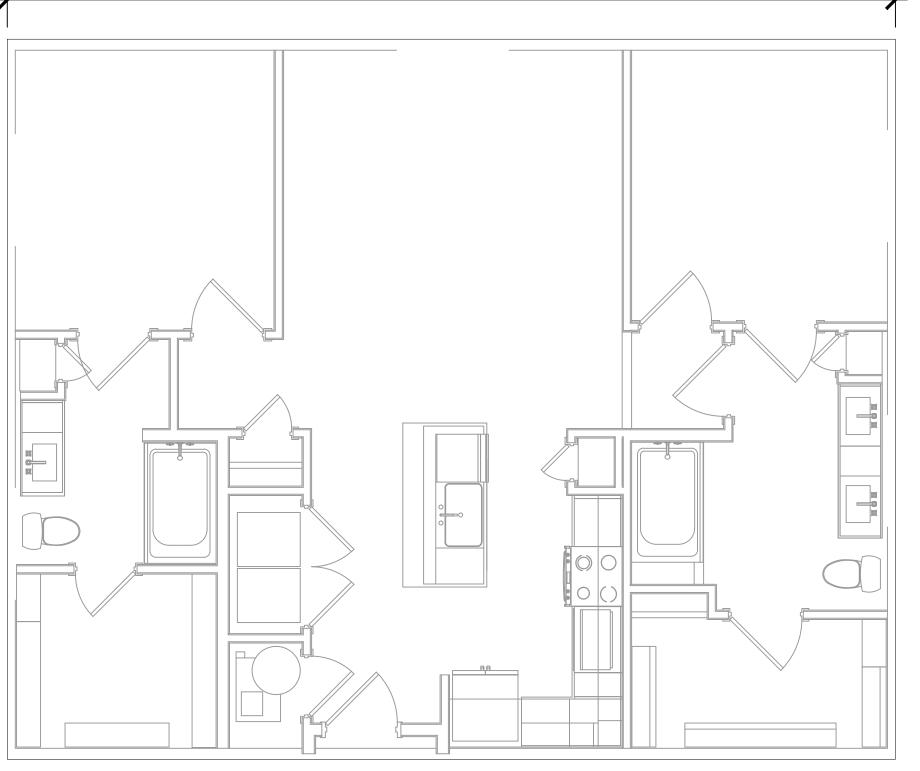
29'-3"

UNIT B2 PLANS - 1110 SF

9'-0"

30'-0"

 $\bigcirc$ 



### **GENERAL LANDSCAPE NOTES:**

- PRIOR TO INSTALLATION.
- THE PLANT SCHEDULE.
- UTILITIES AT ALL TIMES.

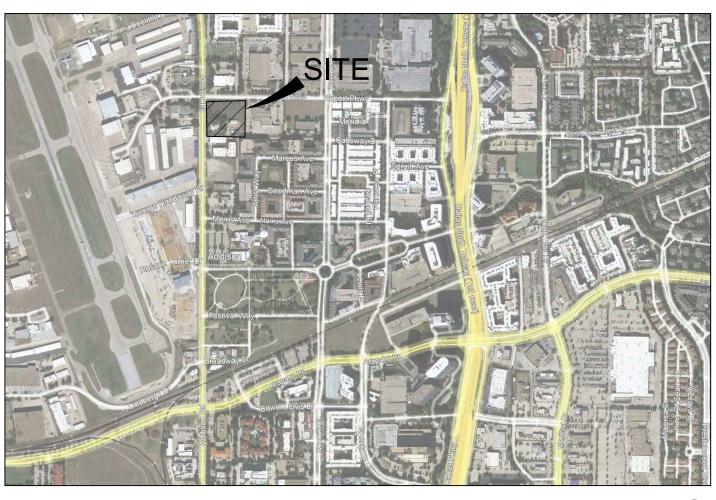
### LANDSCAPE INSTALLATION NOTES:

- APPROVAL BY LANDSCAPE ARCHITECT.
- FOLLOWING COMPONENTS: 1/3 CUBIC YARD TOPSOIL 1/3 CUBIC YARD COMPOSTED MANURE 1/3 CUBIC YARD SAND 1 1/2 POUNDS SULFUR 1/2 POUND GENERAL ALL-PURPOSE FERTILIZER

("MIXED SOIL WITH COMPOST" AVAILABLE FROM LIVING EARTH IS AN ACCEPTABLE SUBSTITUTION FOR THE MIX LISTED ABOVE. FERTILIZER IS STILL REQUIRED.) PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.

- ACCEPTANCE BY THE OWNER.
- VERTICAL ON THEIR OWN.

### LOCATION MAP



NTS

1. ALL TREES AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH DOUBLE SHREDDED HARD WOOD MULCH. MAINTAIN A 1FT AREA FROM THE BASE OF THE TREE, FREE OF MULCH, TO ALLOW OXYGEN EXCHANGE.

2. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL

3. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON

4. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING

5. THE PLANTING QUANTITIES SHOWN WITHIN THE PLANTING CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. EXCEPT FOR CHANGES IN SCOPE AFTER CONTRACT AWARDING, LANDSCAPE CONTRACTOR WILL NOT BE DUE ANY EXTRA COMPENSATION FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE PROJECT.

SOIL MIX DEPTH FOR PLANTING AREAS SHALL BE A MIN. OF 6" DEEP. TURF & SEEDED AREAS TO RECEIVE 4" "ENRICHED TOPSOIL". PROVIDE SAMPLE FOR

2. ALL BACKFILL FOR PLANTING AREAS SHALL BE A SOIL MIX WITH THE

3. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL

4. ONLY STAKE OR GUY TREES ONLY IF THEY ARE NOT ABLE TO STAND

 $\mathbf{\hat{0}}$ NORTH

### GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT CONSTRUCTION AS DETAILED.
- 2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- 4. CONTRACTOR SHALL PROVIDE MOCK UP SAMPLES OF ALL PAVING FINISHES FOR REVIEW BY LANDSCAPE ARCHITECT.
- 5. PRIOR TO MAKING ANY EXCAVATION, CONTACT ALL UTILITY COMPANIES TO LOCATE UNDERGROUND UTILITIES.
- 6. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO PROTECT EXISTING UTILITIES AT ALL TIMES.
- 7. ALL LIGHT LOCATIONS SHALL BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
- 8. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL.
- 9. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR **REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S** REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES. DRIVEWAYS, ETC. (NO SEPARATE PAY ITEM).
- 11. NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- 12. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER CITY OF DALLAS ARTICLE X TREE MITIGATION.
- 13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- 14. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT
- 15. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES

### **GRADING NOTES:**

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT WILL PREVENT CONSTRUCTION AS DETAILED.
- 2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.
- 3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- 4. PRIOR TO MAKING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE UNDERGROUND UTILITIES.
- 5. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO PROTECT EXISTING UTILITIES AT ALL TIMES.
- 6. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND ADJACENT PRIVATE PROPERTY OWNERS.
- 7. THE EXISTING CONTOURS ARE FROM FIELD SURVEY, KIMLEY-HORN. THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE PRIOR TO THE START OF EXCAVATION IF SIGNIFICANT ELEVATION DIFFERENCES ARE ENCOUNTERED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL HAVE NO CLAIM FOR CHANGE ORDERS WHICH WOULD INCREASE THE OVERALL COST OF CONSTRUCTION RESULTING FROM INCREASES IN STREET, DRAINAGE, AND UTILITY EXCAVATION DUE TO THE CONTRACTOR'S FAILURE TO NOTIFY THE OWNER PRIOR TO THE START OF EXCAVATION.

### **ABBREVIATIONS**

AL	Aluminum Bottom of Curb
BC	Bottom of Curb
BW	Bottom of Wall
BOW	Back of Wall
CAL	Caliper
CL	Centerline
CMU	Concrete Masonry Unit
CONC	Concrete
CONT	Container
CY	Cubic Yard
DG	Decomposed Granite
DIA	Diameter
DWG(S)	Drawing(s)
EA	Each
ELEV	Elevation
EJ	Expansion Joint
EX	Existing
FF	Finish Floor Elevation
FT	Feet
HT	Height
IN	Inches
IRRIG	Irrigation
MAX	Maximum
MIN	Minimum
NIC	Not In Contract or Not Included
NTS	Not To Scale
OC	On Center
OCEW	On Center Each Way
PC	Point of Curvature
PL	Property Line
PSI	Pounds Per Square Inch
R	Radius
REF	Refer To
ROW	Right Of Way
SECT	Section
SF	Square Foot
SIM	Similar
STL	Steel
ST STL	Stainless Steel
STRUCT	Structural
SY	Square Yard
TC	Top of Curb
TF	Top of Footing
TW	Top of Wall
TYP	Typical
W/	With
W/O	Without
WE	Waters Edge

### DETAIL LEGEND

0 DETAIL NUMBER LS 0.0 DETAIL SHEET
00/LS 0.0 - DETAIL SHEET NUMBER
00/LS 0.0 - DETAIL SHEET NUMBER

### LANDSCAPE PLAN **ADDISON HEIGHTS**

CITY PROJECT NO. 1843-Z. G.W. FISHER SURVEY, ABSTRACT NO. 482 INST NO. 200503530991 DALLAS COUNTY TOWN OF ADDISON, TEXAS

HWK.LL ADDRESS: 15842 ADDISON ROAD ADDISON, TX 75001 PHONE: (972) 239-1324 CONTACT: MICHAEL HOPE

<u>OWNER</u>

APPLICANT JPI REAL ESTATE ACQUISITION, LLC ADDRESS: 600 EAST LAS COLINAS BLVD IRVING, TX. 75039 PHONE (972) 556-1700 CONTACT: MILLER SYLVAN

LANDSCAPE ARCHITECT GOOD, FULTON, AND FARRELL, INC. ADDRESS: 2808 FAIRMOUNT STREET, SUITE 300

DALLAS, TX. 75201 PHONE (214) 303-1500 CONTACT: MARK BOWLES, RLA

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 6160 WARREN PKWY, SUITE 210 FRISCO, TX. 75034 PHONE (972) 776-1729 CONTACT: JOSEPH HORNISHER, P.E.

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3300 Fort V

Suite 300 214.303.1

No. Date Revision

MSB Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

MARK S. BOWLES TEXAS LIC NO: 2767

### LANDSCAPE **GENERAL NOTES**

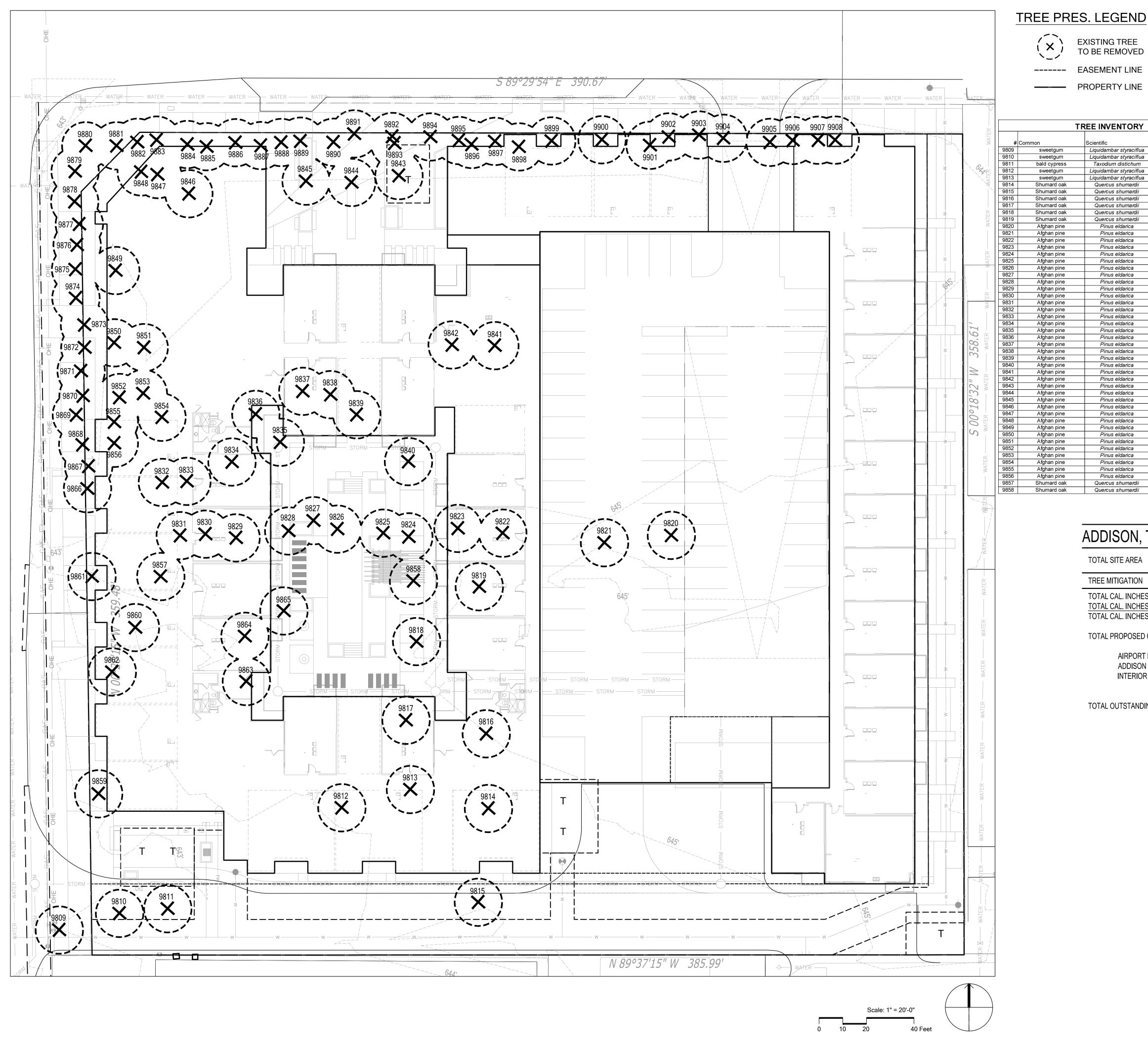
Project No. Date

TDJ

Drawn

18168 03.10.2022

L-100



/ENTORY			9859	Shumard oak	Quercus shumardii		15.0
	Cal. In.	Cal. In.	9860	live oak	Quercus virginiana		20.1
	Less Than 8"	Exceeding 8"	9861	water oak	Quercus nigra		22.3
nbar styraciflua		17.4	9862	Shumard oak	Quercus shumardii		22.4
nbar styraciflua		17.4	9863	Shumard oak	Quercus shumardii		16.8
um distichum		19.9	9864	cedar elm	Ulmus crassifolia		26.1
nbar styraciflua		13.7	9865	yaupon	llex vomitoria	7.7	
nbar styraciflua		10.9	9866	Afghan pine	Pinus eldarica		12.1
us shumardii		20.5	9867	Afghan pine	Pinus eldarica	6.9	
us shumardii		20.5	9868	Afghan pine	Pinus eldarica		9.0
us shumardii		17.7	9869	Afghan pine	Pinus eldarica		10.1
			9870	Afghan pine	Pinus eldarica	7.0	
us shumardii		18.2	9871	Afghan pine	Pinus eldarica		11.0
us shumardii		20.8	9872	Afghan pine	Pinus eldarica		8.7
us shumardii	7.5	24.1	9873	Afghan pine	Pinus eldarica	6.0	•
is eldarica	7.5	10.4	9874	Afghan pine	Pinus eldarica	7.9	
is eldarica		12.4	9875	Afghan pine	Pinus eldarica		10.9
is eldarica		10.7	9876	Afghan pine	Pinus eldarica	5.3	
is eldarica		8.8	9877	Afghan pine	Pinus eldarica	7.1	
is eldarica	0.4	8.0	9878	Afghan pine	Pinus eldarica		10.0
is eldarica	6.4	40.5	9879	Afghan pine	Pinus eldarica	6.3	10.0
is eldarica		12.5	9880	Afghan pine	Pinus eldarica	0.0	8.6
is eldarica		10.2	9881	Afghan pine	Pinus eldarica	6.2	0.0
s eldarica		10.1	9882	Afghan pine	Pinus eldarica	0.2	10.3
s eldarica		10.4	9883	Afghan pine	Pinus eldarica	5.5	10.5
is eldarica		10.2	9884	Afghan pine	Pinus eldarica	3.5	8.5
is eldarica		8.2	9885	Afghan pine	Pinus eldarica	7.2	0.5
is eldarica	6.3		9886	Afghan pine	Pinus eldarica	7.3	
is eldarica		10.4	9887	Afghan pine	Pinus eldarica Pinus eldarica	1.5	10.0
is eldarica		9.0	9888	• •	Pinus eldarica	7.3	10.0
is eldarica		9.1	9889	Afghan pine		6.0	
is eldarica		8.9	9890	Afghan pine	Pinus eldarica	0.0	8.2
ıs eldarica		10.5	9890	Afghan pine	Pinus eldarica		8.4
ıs eldarica		9.7	9891	Afghan pine	Pinus eldarica		
is eldarica	7.9			Afghan pine	Pinus eldarica		8.6
ıs eldarica	7.0		9893	Afghan pine	Pinus eldarica	6.8	
is eldarica	5.2		9894	Afghan pine	Pinus eldarica	6.6	
is eldarica		9.1	9895	Afghan pine	Pinus eldarica	7.4	
s eldarica	7.2		9896	Afghan pine	Pinus eldarica	7.2	
s eldarica	4.6		9897	Afghan pine	Pinus eldarica	6.4	0.4
s eldarica	5.5		9898	Afghan pine	Pinus eldarica		9.1
is eldarica		11.7	9899	Afghan pine	Pinus eldarica		9.0
is eldarica	6.6		9900	Afghan pine	Pinus eldarica	7.8	
s eldarica	6.6		9901	Afghan pine	Pinus eldarica	5.4	
is eldarica		10.2	9902	Afghan pine	Pinus eldarica	6.7	
s eldarica		9.6	9903	Afghan pine	Pinus eldarica	7.0	
s eldarica	6.7		9904	Afghan pine	Pinus eldarica	5.7	
s eldarica	7.9		9905	Afghan pine	Pinus eldarica	7.4	
s eldarica		8.0	9906	Afghan pine	Pinus eldarica	7.6	
ıs eldarica		12.3	9907	Afghan pine	Pinus eldarica	7.2	
ıs eldarica		8.8	9908	Afghan pine	Pinus eldarica	7.3	
us eldarica	5.8		Sub. Tot.	Inches=		281	763
us shumardii		31.9	Preservat	tion percentage=		0%	0%
us shumardii		21.4					

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3300 We Fort Wor

, Suite 300 214.303.1

# **()** HEIGH ZO ADDIS

# 4800 Airport Parkway Addison, Texas 75001 **ZONING SUBMISSION**

## ADDISON, TX - TREE PRESERVATION TABULATION

TOTAL SITE AREA

127,825 SQFT (2.93 ACRES)

TOTAL CAL. INCHES REMOVED (UNDER 8"): 281" REMOVED TOTAL CAL. INCHES REMOVED (8" AND OVER): 763" REMOVED TOTAL CAL. INCHES REMOVED: 1044" REMOVED TOTAL PROPOSED CAL. IN.: 172" PROVIDED (REFERENCE L-102 LANDSCAPE COMPLIANCE PLAN) AIRPORT PARKWAY FRONTAGE: 64 CAL. IN. (EIGHT (8) 8" CAL. SHADE TREES) ADDISON ROAD FRONTAGE: 44 CAL. IN. (ELEVEN (11) 4" CAL. ORNAMENTAL TREES) INTERIOR AMENITY SPACES: 64 CAL. IN. (TEN (10) 4" CAL. ORNAMENTAL TREES & THREE (3) 8" CAL SHADE TREES)

872 CAL. IN. TO BE MITIGATED

TOTAL OUTSTANDING:

### LANDSCAPE PLAN ADDISON HEIGHTS

CITY PROJECT NO. <u>1843-Z.</u> G.W. FISHER SURVEY, ABSTRACT NO. 482 INST NO. 200503530991 DALLAS COUNTY TOWN OF ADDISON, TEXAS

<u>OWNER</u> HWK, LLC ADDRESS: 15842 ADDISON ROAD ADDISON, TX 75001 PHONE: (972) 239-1324 CONTACT: MICHAEL HOPE

APPLICANT JPI REAL ESTATE ACQUISITION, LLC ADDRESS: 600 EAST LAS COLINAS BLVD IRVING, TX. 75039 PHONE (972) 556-1700 CONTACT: MILLER SYLVAN

LANDSCAPE ARCHITECT GOOD, FULTON, AND FARRELL, INC. ADDRESS: 2808 FAIRMOUNT STREET, SUITE 300

DALLAS, TX. 75201 PHONE (214) 303-1500 CONTACT: MARK BOWLES, RLA

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 6160 WARREN PKWY, SUITE 210 FRISCO, TX. 75034 PHONE (972) 776-1729 CONTACT: JOSEPH HORNISHER, P.E.

TDJ Drawn MSB Approved

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

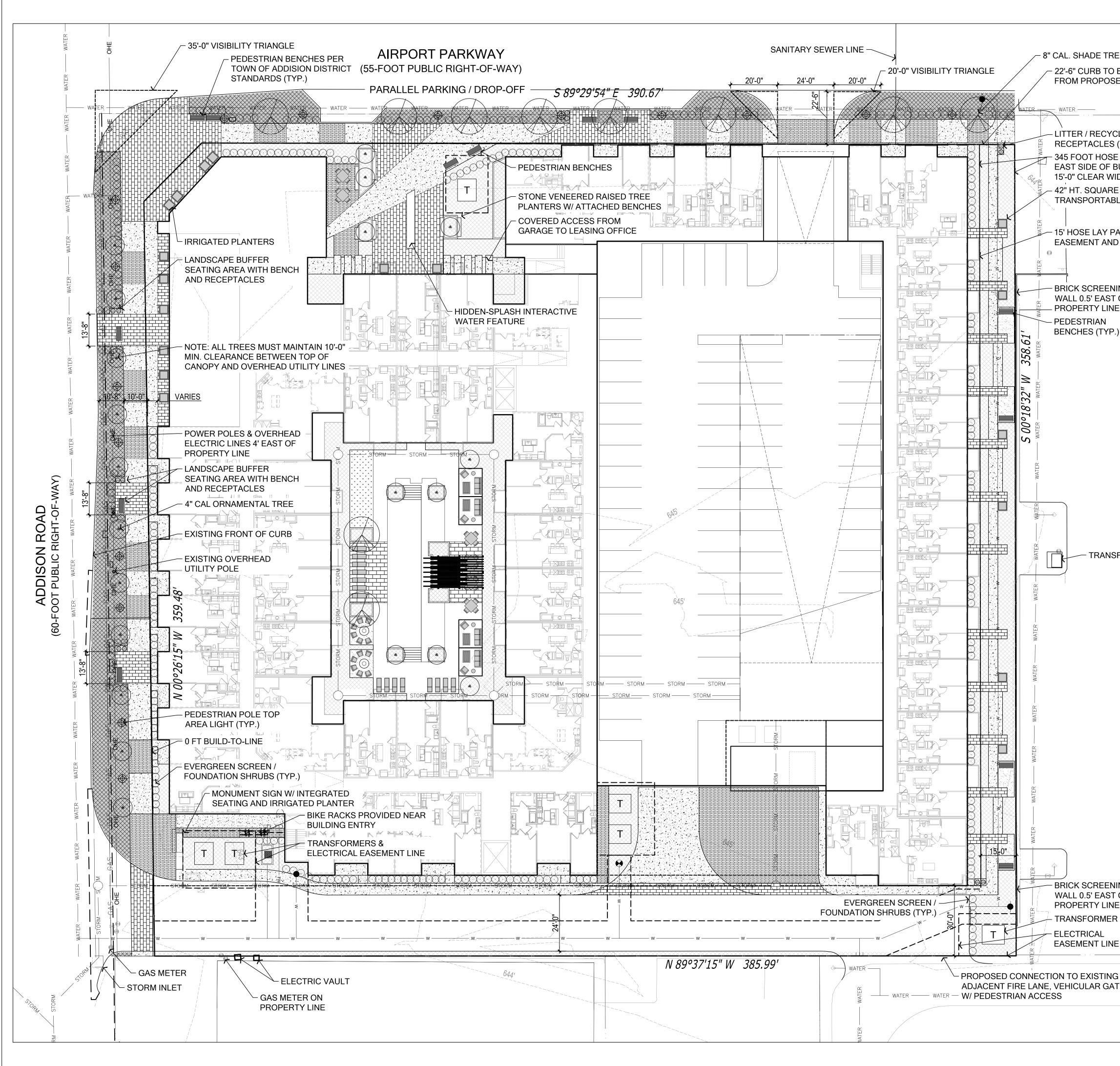
MARK S. BOWLES TEXAS LIC NO: 2767

### LANDSCAPE TREE **REMOVAL PLAN**

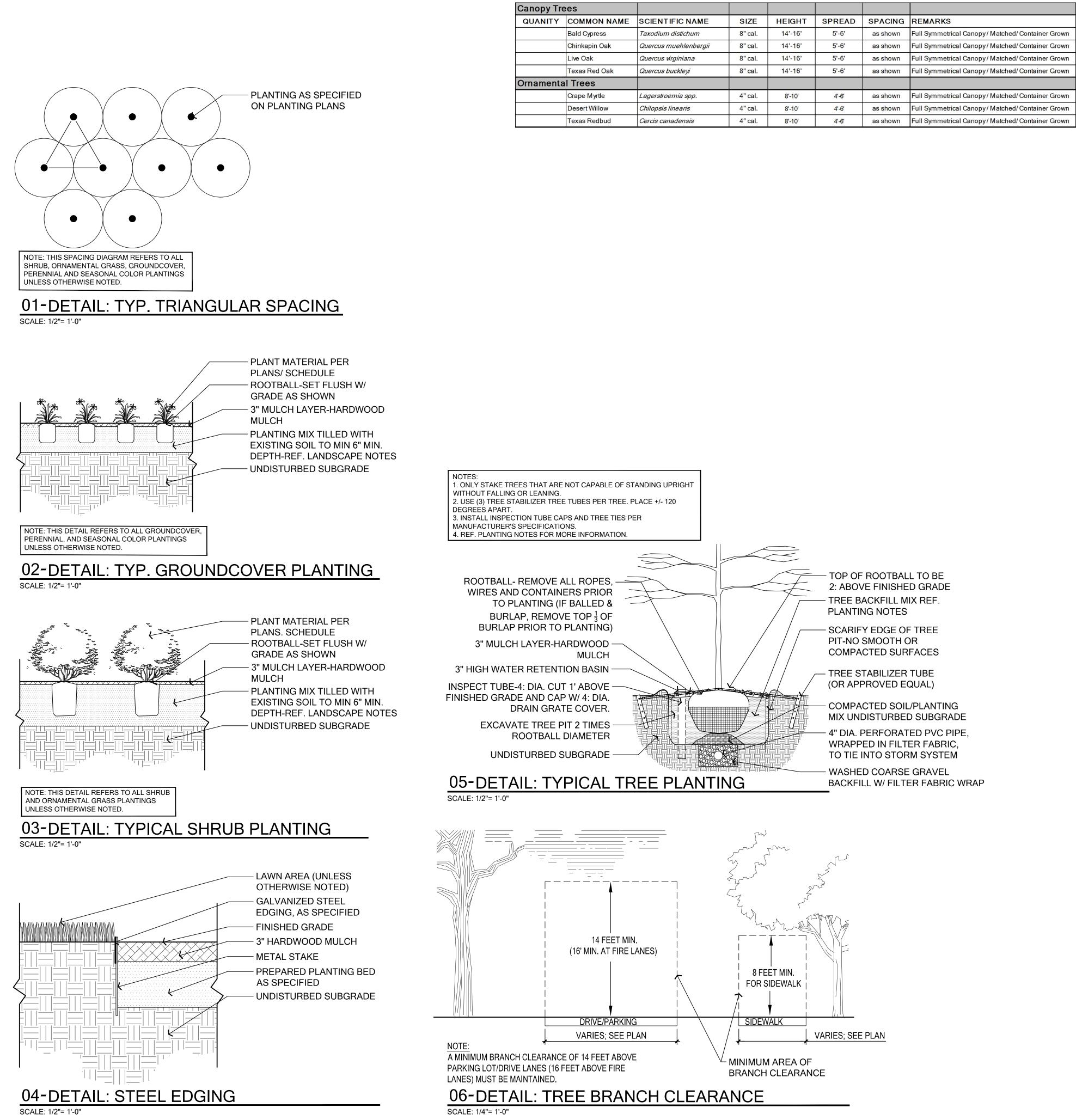
Project No. Date

18168 03.10.2022





		PE LEGEND		500
EE BUILDING FACE SED CURB CLING (TYP.) E LAY PATH ALONG BUILDING; IDTH E LIGHTWEIGHT GFRC BLE PLANTER (TYP.) PATH / WATER LINE D 5' STOOP ZONE	Image: Antipage of the second secon	2 8" CAL. CANOPY TREE LIVE CYPRESS, CHINKAPIN OAK, 14'-16' TALL MIN) 0 4" CAL. ORNAMENTAL TREE ILLOW, TEXAS REDBUD (8'-10' CRAPE MYRTLE (6'-8' TALL MIN) 10 SHRUB PLANTING AREA X MYRTLE, TEXAS SAGE, JUNIPER (36" HT. AT TIME OF 5 GAL MIN, FULL BODIED) AN POLE TOP AREA LIGHT UARE LIGHTWEIGHT GFRC RTABLE PLANTER AN BENCH ECYCLING RECEPTACLE 1 LANDSCAPE SITE AREA 0 R.O.W. LANDSCAPE SITE AREA 1 PAVER TYPE 1 1 PAVER TYPE 2 . TURF SED GRANITE	<b>BANDSCAPE</b>	2808 Fairmount Street, Suite 300 Dallas, Texas 75201   214.303.1500 Fort Worth, Texas 76107   817.303.1500
SFORMER	INDUSTRY STANDARDS. SOIL NOTES • EACH LARGE TREE WILL BE INSTALL INCHES (25sf OF SURFACE AREA = 83 • EACH LARGE SHRUB OR SMALL TRE OF 30 INCHES (25sf OF SURFACE ARI TREE MITIGATION	Y LINE S RIGATED BY A FULLY AUTOMATIC IRRIGATION WILL BE INSTALLED THAT COMPLIES WITH ED WITH A MINIMUM SOIL DEPTH OF 40 3.25cuft.) E WILL BE INSTALLED WITH A MINIMUM DEPTH EA = 62.5cuft.)	ADDISON HEIGHTS	4800 Airport Parkway Addison, Texas 75001 <b>ZONING SUBMISSION</b>
IING OF E R (TYP.) E G TE	ADDI CITY P G.W. FISHER S INST D/	DSCAPE PLAN SON HEIGHTS ROJECT NO. 1843-Z. SURVEY, ABSTRACT NO. 482 NO. 200503530991 ALLAS COUNTY OF ADDISON, TEXAS NO. 200503530991 ALLAS COUNTY OF ADDISON, TEXAS NO. 20050350091 ALLAS COUNTY OF ADDISON, TEXAS NO. 20050350091 ALLAS COUNTY OF ADDISON, TEXAS NO. 20050350091 ALLAS COUNTY OF ADDISON, TEXAS	TDJ F Drawn PE MSB CC Approved MA TEX	S DOCUMENT IS NOT FOR REGULATORY APPROVAL, ERMITTING, OR DNSTRUCTION. ARK S. BOWLES CAPE NCE PLAN SCAPE NCE PLAN



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ADDISON I

# ADDISON, TX - LANDSCAPE ORDINANCE TABULATION

SON, IX - LAND	SCAP	E ORDINANCE TABULATION
ITE AREA	127,825 SQ	FT (2.93 ACRES)
ACE		
ED LANDSCAPE SITE AREA: SA" PROVIDED:		QFT (20% OF TOTAL SITE AREA) QFT (16.4% OF TOTAL SITE AREA)
LSA PROVIDED IN R.O.W.: PEDESTRIAN PAVING: 10' WIDE SHARED USE PATH		FT (INCLUDED IN TOTAL "LSA") QFT (NOT INCLUDED IN TOTAL "LSA")
ALONG ADDISON ROAD:	3,400 SQ	FT (INCLUDED IN TOTAL "LSA")
POCKET PARK:	3,940 SQ	FT (INCLUDED IN "LSA")
BUFFER		
RONTAGE:	705 LINE	AR FEET
UFFERYARD REQUIRED: 14,100 SO UFFERYARD PROVIDED: 16,098 SO		QFT (FRONTAGE x 20') QFT
E PARKING		
STREET PARKING PROVIDE. DO	DES NOT A	PPLY.
Y TRIANGLES		
D AS REQUIRED, SEE SITE PLA	٨N	
ΓIGATION		
AL. INCHES REMOVED (UNDER <u>AL. INCHES REMOVED (8" AND</u> AL. INCHES REMOVED:	,	281" REMOVED 763" REMOVED 1044" REMOVED
ROPOSED CAL. IN.:		172" PROVIDED (REFERENCE L-102 LANDSCAPE COMPLIANCE PLAN)
AIRPORT PARKWAY FRONTAGE: ADDISON ROAD FRONTAGE: INTERIOR AMENITY SPACES:		64 CAL. IN. (EIGHT (8) 8" CAL. SHADE TREES) 44 CAL. IN. (ELEVEN (11) 4" CAL. ORNAMENTAL TREES) 64 CAL. IN. (TEN (10) 4" CAL. ORNAMENTAL TREES & THREE (3) 8" CAL SHADE TREES)
UTSTANDING:		872 CAL. IN. TO BE MITIGATED
F-WAY TREES		

PARKWAY	365'	/30*=	13*	4" CALIPER TREES REQUIRED
			8	8" CALIPER TREES PROVIDED
ROAD	340'	/30*=	12*	4" CALIPER TREES REQUIRED
			11**	4" CALIPER TREES PROVIDED

\*WAIVER REQUESTED TO INCREASE STREET TREE SPACING FROM 30' O.C. TO 50' O.C. \*\*ORNAMENTAL TREES HAVE BEEN PROVIDED DUE TO OVERHEAD UTILITY CONSTRAINTS

### **IRRIGATION NOTES**

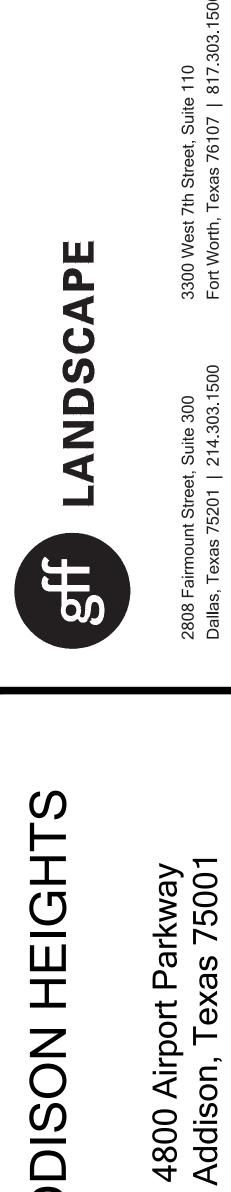
- IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR
- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.

• IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

	ANDSCAPE PLAN DDISON HEIGHTS
G.W. FISH	ITY PROJECT NO. <u>1843-Z.</u> IER SURVEY, ABSTRACT NO. 482 INST NO. 200503530991 DALLAS COUNTY DWN OF ADDISON, TEXAS
OWNER HWK, LLC ADDRESS: 15842 ADDISON ROAD ADDISON, TX 75001 PHONE: (972) 239-1324 CONTACT: MICHAEL HOPE	LANDSCAPE ARCHITECT GOOD, FULTON, AND FARRELL, INC. ADDRESS: 2808 FAIRMOUNT STREET, SUITE 300 DALLAS, TX. 75201 PHONE (214) 303-1500 CONTACT: MARK BOWLES, RLA
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CONTACT: JOSEPH HORNISHER, P.E.

CONTACT: MILLER SYLVAN



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Drawn	APPROVAL,
2.0	PERMITTING, OR
MSB	CONSTRUCTION.
Approved	MARK S. BOWLES
	TEXAS LIC NO: 2767

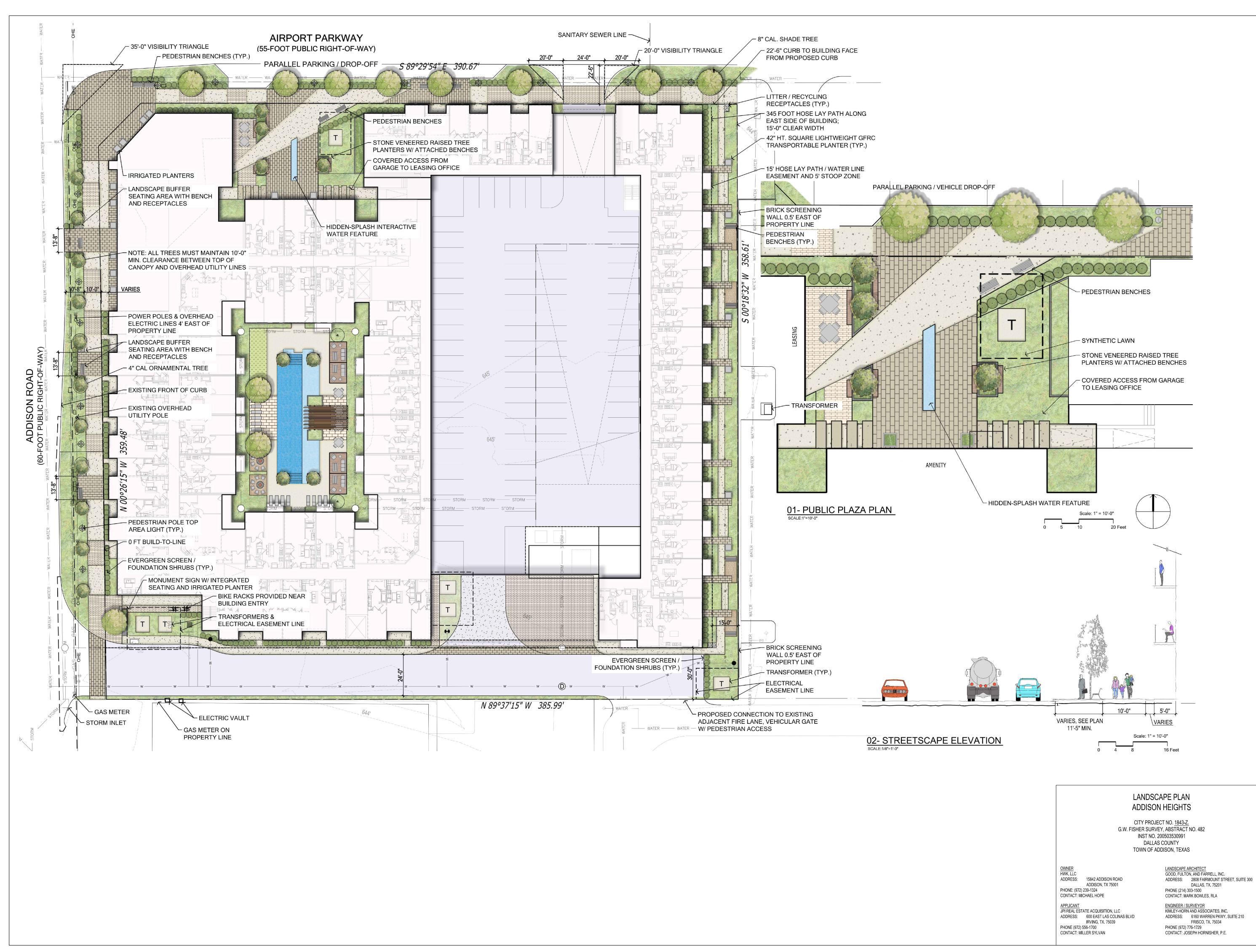
### LANDSCAPE **TABULATION & DETAILS**

Project No. Date

18168 03.11.2022

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WEST ELEVATION



EAST ELEVATION





2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 | 972.770.1300

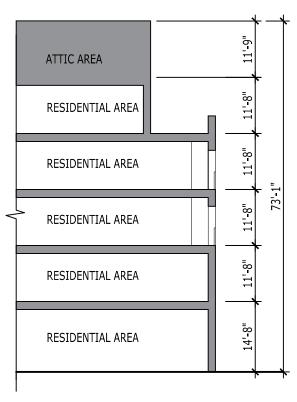


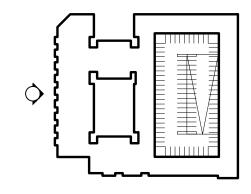
FIBER CEMENT PANEL WITH WOOD-GRAIN

MASONRY OR CAST-IN-PLACE CONCRETE

FACADE MATERIAL PERCE	ENTAGES		
MASONRY	7,633 SF	36.48 PERCENT	*MASONRY EXCLUDING GLASS 59.26 PERCENT*
FIBER CEMENT PANEL	5,247 SF	25.07 PERCENT	JJ.20 TENCENT
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.

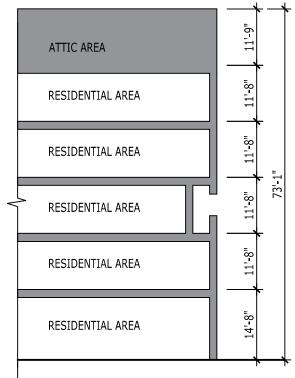


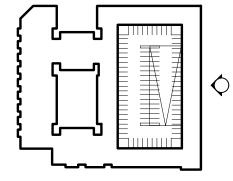


PARTIAL SECTION AT WEST FACADE

FACADE MATERIAL PERCENTAGES					
MASONRY	4,080	19.41 PERCENT	*MASONRY EXCLUDING GLASS 31.88 PERCENT*		
FIBER CEMENT PANEL	8,720 SF	41.49 PERCENT	JI.OUT ERCENT		
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 IBC & 2017 NEC
  BUILDING TO COMPLY WITH FAIR HOUSING LAW REQUIREMENTS AND THE TDLR-TAS 2012
- REQUIREMENTS 3. BUILDING TO COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS OF IBC CHAPTER 17



Job #: 18168.00

JPI Addison Heights Multifamily // March 10, 2022



NORTH ELEVATION



SOUTH ELEVATION





2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 | 972.770.1300



FACADE MATERIAL PERCENTAGES

8,089 SF

5,234 SF

7,867 SF

21,190 SF

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

24.70 PERCENT

37.13 PERCENT

100 PERCENT

5,147 SF 26.78 PERCENT \*MASONRY EXCLUDING GLASS

41.56 PERCENT

31.66 PERCENT

100 PERCENT

39.19 PERCENT\*

 $\diamond$ 

0 16 Feet

**BUILDING ELEVATIONS** 

38.17 PERCENT \*MASONRY EXCLUDING GLASS

60.71 PERCENT\*

 $\mathbf{O}$ 

MASONRY

WINDOWS

TOTAL

FIBER CEMENT PANEL

RESIDENTIAL AREA

RESIDENTIAL AREA

RESIDENTIAL AREA

RESIDENTIAL AREA

RESIDENTIAL AREA

PARTIAL SECTION AT NORTH FACADE

FACADE MATERIAL PERCENTAGES

7,987 SF

6,084 SF

19,218 SF

RESIDENTIAL AREA

RESIDENTIAL AREA

RESIDENTIAL AREA

RESIDENTIAL AREA

RESIDENTIAL AREA

BUILDING TO COMPLY WITH FAIR HOUSING LAW REQUIREMENTS AND THE TDLR-TAS 2012

JPI Addison Heights Multifamily // March 10, 2022

3. BUILDING TO COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS OF IBC CHAPTER 17

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

MASONRY

WINDOWS

TOTAL

FIBER CEMENT PANEL

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

GENERAL NOTES:

Addison, Texas

REQUIREMENTS

PARTIAL SECTION AT PARKING GARAGE

BUILDING TO COMPLY WITH THE 2018 IBC & 2017 NEC

NORTH PUBLIC SPACE AND LEASING OFFICE ENTRY



### LOOKING WEST DOWN AIRPORT PARKWAY





PLANNING CASE #: 1843-Z Job #: 13

Job #: 18168.00

NORTH ENTRY



### NORTH ENTRY





PLANNING CASE #: 1843-Z Job #:

Job #: 18168.00





NORTH ELEVATION - PUBLIC OPEN SPACE



NORTH ELEVATION - PUBLIC OPEN SPACE



VIEW FROM AIRPORT PARKWAY & ADDISON ROAD INTERSECTION







LOOKING NORTH DOWN ADDISON ROAD







SOUTHWEST CORNER





PLANNING CASE #: 1843-Z Job #: 18168.00

Addison, Texas



WEST ELEVATION - AERIAL VIEW





WEST ELEVATION - ROOF DECK



LOOKING SOUTH DOWN ADDISON RD.





PLANNING CASE #: 1843-Z Job #: