



SITE DENSITY	
SITE AREA (BEFORE MIDWAY DEDICATION)	13.78 ACRES
SITE AREA (AFTER MIDWAY DEDICATION)	13.59 ACRES
TOTAL UNITS	449 UNITS
PROPOSED DENSITY	33.0 UNITS/ACRE

**ZONING**  
 EXISTING: PD 387 1978. LOCAL RETAIL, GENERAL OFFICE, CLUBHOUSE, RESTAURANT USES.  
 MAX. HEIGHT 2 STORIES OR 35 FEET.  
 PROPOSED USES: TOWNHOME, RETAIL, OFFICE, RESTAURANT, & MULTIFAMILY.  
 MAX. HEIGHTS VARY PER PD DOCUMENT

OPEN SPACE	
TRANSITION ZONE DEDICATED TO TOWN	3.0 ACRES (21.3% OF TOTAL SITE)

LANDSCAPE AREA SUMMARY	
TOTAL SITE AREA:	13.59 ACRES
TOTAL BUILDING FOOTPRINT AREA:	4.60 ACRES
TOTAL LANDSCAPED AREA:	4.93 ACRES
PERCENTAGE PROPOSED LANDSCAPE	35%
PERCENTAGE EXISTING LANDSCAPE	22%

RESIDENTIAL UNITS	
<b>BLDG. 1 (WRAP) 4/5 STORIES</b>	
1 BED 1 BATH (A):	210
2 BED 2 BATH (B):	157
LIVE / WORK:	4
<b>SUBTOTAL:</b>	<b>371</b>
<b>BLDG. 2 (TUCK UNDER) 3 STORIES</b>	
1 BED 1 BATH (A):	16
2 BED 2 BATH (B):	5
3 BED 2 BATH (C2):	2
3 BED 3 BATH (C3):	11
<b>SUBTOTAL:</b>	<b>34</b>
<b>TOTAL FLATS</b>	
1 BED 1 BATH (A):	226 (55.3%)
2 BED 2 BATH (B):	162 (39.6%)
3 BED 2 BATH (C2):	2 (0.5%)
3 BED 3 BATH (C3):	11 (2.7%)
LIVE WORK (LW):	4 (1.0%)
<b>TOTAL:</b>	<b>405</b>
AVERAGE FLAT NET AREA:	957 SQ. FT.
<b>TOWNHOMES FEE SIMPLE (BLDG. #3-7) 3 STORIES</b>	
2,389 NET SQ. FT.	30
<b>TOWNHOMES RENTAL (BLDG. #8-9) 3 STORIES</b>	
1,955 NET SQ. FT.	14

TOTAL NET RENTABLE BLDG. #1:	353,829 S.F.
TOTAL NET RENTABLE BLDG. #2:	37,748 S.F.
TOTAL NET SELLABLE BLDG. #3-7:	71,670 S.F.
TOTAL NET RENTABLE BLDG. #8-9:	27,370 S.F.
LEASING / AMENITY AREA BLDG #1:	6,250 S.F.
RETAIL OFFICE AREA BLDG #1:	7,000 S.F.
<b>TOTAL GROSS AREA #1:</b>	<b>501,245 S.F.</b>
<b>TOTAL GROSS AREA GARAGE:</b>	<b>177,745 S.F.</b>
<b>TOTAL GROSS AREA #2:</b>	<b>55,050 S.F.</b>
<b>TOTAL GROSS AREA #3-7:</b>	<b>96,591 S.F.</b>
<b>TOTAL GROSS AREA #8-9:</b>	<b>37,695 S.F.</b>

PARKING	
<b>PARKING REQUIRED RENTAL UNITS &amp; COMMERCIAL</b>	
1 PER BEDROOM	621 SPACES
LEASING OFFICE 1/300 SF	7 SPACES
RETAIL 1/200 SF	35 SPACES
<b>TOTAL</b>	<b>663 SPACES</b>
<b>PARKING PROVIDED RENTAL UNITS &amp; COMMERCIAL</b>	
BLDG #1 GARAGE	563 SPACES
BLDG #2 TUCK-UNDER	13 SPACES
RENTAL TOWNHOME GARAGES	28 SPACES
RENTAL TOWNHOME GUEST SURFACE (TH)7 SPACES SURFACE	84 SPACES
<b>TOTAL</b>	<b>695 SPACES</b>
A MIN. 30 E.V. CHARGING STATIONS WILL BE PROVIDED. A MIN. 2% ACCESSIBLE PARKING WILL BE PROVIDED FOR EACH GARAGE, TUCK-UNDER, SURFACE, & E.V. PARKING. A MIN. 25 SPACES WILL BE LEFT UNGATED IN THE GARAGE. DOG PARK SURFACE (DP) 10 SPACES NON RESERVED STREET SPACES ALSO OPEN TO DOG PARK.	
<b>PARKING REQUIRED FEE SIMPLE TOWNHOMES</b>	
2 ENCLOSED + 0.5 GUEST:	60 ENCLOSED; 15 GUEST
<b>PARKING PROVIDED FEE SIMPLE TOWNHOMES</b>	
60 ENCLOSED; 16 GUEST SURFACE	

**AMLI TREEHOUSE** 08/03/2022  
 TOWN OF ADDISON, COUNTY OF DALLAS, STATE OF TEXAS

TOWN PROJECT NUMBER: **1851-Z**

NORTH PARCEL: 2.391 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. LOT 1R, BLOCK 1 OF TEXAS TUMBLEWEED ADDITION.

SOUTH PARCEL: 11.390 ACRES. THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273. ALL OF THE OFFICE IN THE PARK ADDITION.



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BRUCE W. RACHEL, AIA  
 TX LICENSE NO. 14373  
 PRELIMINARY DRAWING  
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Project Title:  
**AMLI TREEHOUSE**  
 ADDISON, TEXAS

Project ID: **20365**

Drawing No.  
**A001 CONCEPT PLAN**