

Village On The Parkway Building Areas
* BLDG area subtotals do NOT include patio

BLOCK	Area	Area (sf)	Parking	Spaces	
BLOCK 100	BUILDING	0	Parking Required	0 spaces	
	PARKING	275	Parking Provided	275 spaces	
BLOCK 200	RETAIL	0			
	VACANT	0			
	NON THEATER BLDG.	14,750			
	Patio	4,464			
	SERVICE	0			
	OFFICE	0			
	THEATER	43,705			
*SUB TOTAL BLDG. 200		58,455			
Total with Patio		62,919			
BLOCK 300	Patio	0			
	*SUB TOTAL BLDG. 300	18,411			
	Total with Patio		18,411		
	GARAGE LVL.1 (Grnd)	43,546			
	GARAGE LVL.2	43,546			
	GARAGE LVL.3	43,546			
	GARAGE LVL.4	43,546			
Total Existing GARAGE		217,730			
BLOCK 400	Patio	9,301			
	*SUB TOTAL BLDG. 400	39,783			
	Total with Patio		49,084		
BLOCK 500	Patio	4,988			
	*SUB TOTAL BLDG. 500	40,257			
	Total with Patio		45,245		
BLOCK 600	Patio	0			
	*SUB TOTAL BLDG. 600	51,588			
	Total with Patio		51,588		
BLOCK 700	Patio	3,999			
	*SUB TOTAL BLDG. 700	43,796			
	Total with Patio		47,795		
	Total Bldg area including garage		599,886		
BLOCK 800	Patio	2,835			
	Ground Floor	15,286			
	Second & Third Floors	30,372			
	*SUB TOTAL BLDG. 800	48,493			
BLOCK 900	Patio	2,835			
	Ground Floor	15,286			
	Second & Third Floors	30,372			
	*SUB TOTAL BLDG. 900	48,493			
BLOCK 1000	Patio	728			
	*SUB TOTAL BLDG. 1000	54,136			
	Total with Patio		54,864		
BLOCK BLDG TOTALS:					
BLOCK 100		0			
BLOCK 200		14,750			
(Minus Theater)		43,705			
BLOCK 300		18,411			
BLOCK 400		39,783			
BLOCK 500		40,257			
BLOCK 600		51,588			
BLOCK 700		43,796			
BLOCK 800		43,078			
NEW BLDG 900		45,658			
BLOCK 1000		54,864			
Patio Total		29,971			
PROJECT TOTAL (Not including Theater)					
Overall with Patio		382,156			
*Overall without Patio		352,185			

PD PARKING REQUIREMENTS:
NOTE: 1 Space/225 SF of area - All uses **except** THEATER
Includes patio areas

BLOCK	Requirement	Spaces
BLOCK 100	Parking Required	0 spaces
BLOCK 200 - non theater	Parking Provided	275 spaces
BLOCK 200 - non theater	(see below for theater parking requirements)	
BLOCK 200 - non theater	Parking Required	85-40 spaces
BLOCK 200 - non theater	Parking Provided	51 spaces
BLOCK 300	Parking Required	81.83 spaces
BLOCK 300	Surface Parking Provided	95 spaces
BLOCK 300	Garage Parking Provided	622 spaces
BLOCK 300	Total Block Parking Provided	717 spaces
BLOCK 400	Parking Required	218.15 spaces
BLOCK 400	Parking Provided	151 spaces
BLOCK 500	Parking Required	201.09 spaces
BLOCK 500	Parking Provided	146 spaces
BLOCK 600	Parking Required	229.28 spaces
BLOCK 600	Parking Provided	133 spaces
BLOCK 700	Parking Required	212.42 spaces
BLOCK 700	Parking Provided	181 spaces
BLOCK 800	Parking Required	207.71 spaces
BLOCK 800	Parking Provided	174 spaces
BLOCK 900	Parking Required	215.52 spaces
BLOCK 900	Parking Provided	192 spaces
BLOCK 1,000	Parking Required	243.84 spaces
BLOCK 1,000	Parking Provided	271 spaces
PD THEATER PARKING REQUIREMENTS: BLOCK 200		
1 Space/3 seats		
THEATER SEAT COUNT	1,282 seats	
Parking Required	428 spaces	
Parking Provided		
See Block 1	275 spaces	
See Block 3	622 spaces	
parking garage only		
Total Bldg area including garage		
Gross Leasable Area (GLA) total	425,861 sf	
GLA under PD	382,156 sf	
GLA Theater	43,705 sf	
PD: 1 SPACE/225 SF OF AREA - REGARDLESS OF USE, (Excluding Theater)		
PARKING REQ'd w/ patio:		
	1,699 spaces	
THEATER PARKING		
1 SPACE/3 SEATS		
THEATER SEAT COUNT	1,282 seats	
PARKING REQUIRED:	428 spaces	
TOTAL PROJECT PARKING TABULATIONS:		
REQUIRED:		
PD USES 1/225:	1,699 spaces	
THEATER:	428 spaces	
TOTAL REQUIRED:	2,127 spaces	
EXISTING PARKING PROVIDED:		
SURFACE	1,669 spaces	
GARAGE	622 spaces	
TOTAL PROVIDED:	2,291 spaces	
PROPOSED PARKING PROVIDED:		
SURFACE	1,638 spaces	
GARAGE	622 spaces	
TOTAL PROVIDED:	2,260 spaces	
NET LOSS		
(On Blocks 700 & 900)	-31 spaces	

BUILDING TO LAND RATIO (FAR) TABULATION

SITE AREA:	31.61 acres	1,376,844 sf
OVERALL BLDG. (ground level)	352,185 sf	
GARAGE 300 EXISTING SF'age	43,546 sf	
TOTAL FOOTPRINT	395,731 sf	
FLOOR AREA RATIO:	0.30	



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 500 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 the Building Inspection Division approval.

Owner / Applicant:
VOP Partners, LLC.
5100 Belt Line Road
Suite 704
Addison, TX 75254
214-334-3560

Architect:
GFF Architects, Inc.
2808 Fairmount Street
Suite 300
Dallas, TX 75204
214-303-1500

gff ARCHITECTS
Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY
LOT 1R
Addison, Texas
Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

VILLAGE ON THE PARKWAY

REGISTERED ARCHITECT
SCOTT ALLAN WALKER
17898
STATE OF TEXAS

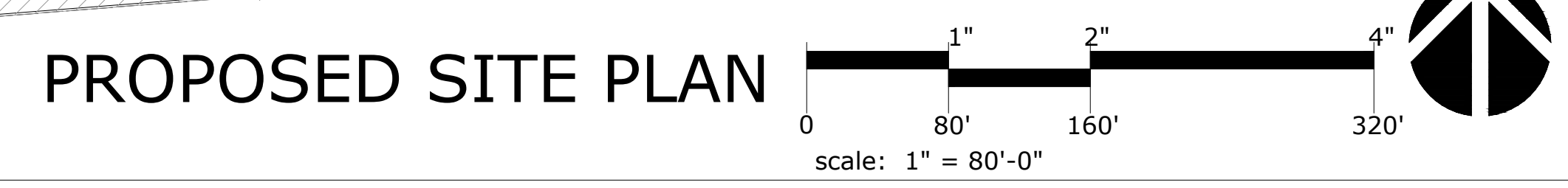
SAK Drawn
SAK Approved

12.02.2022

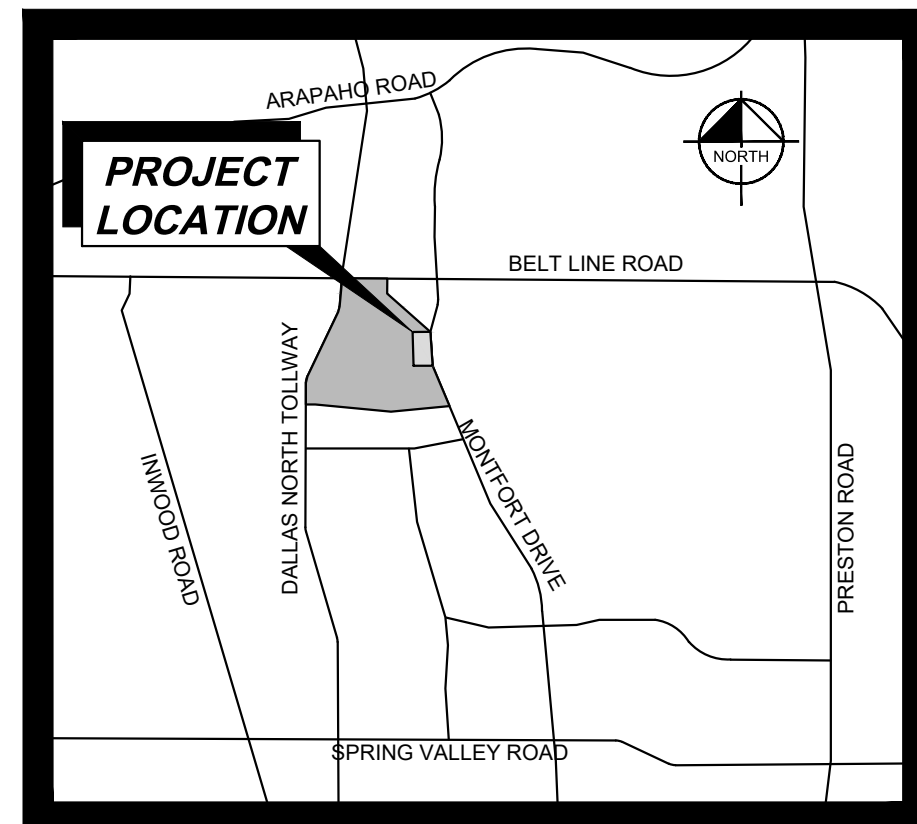
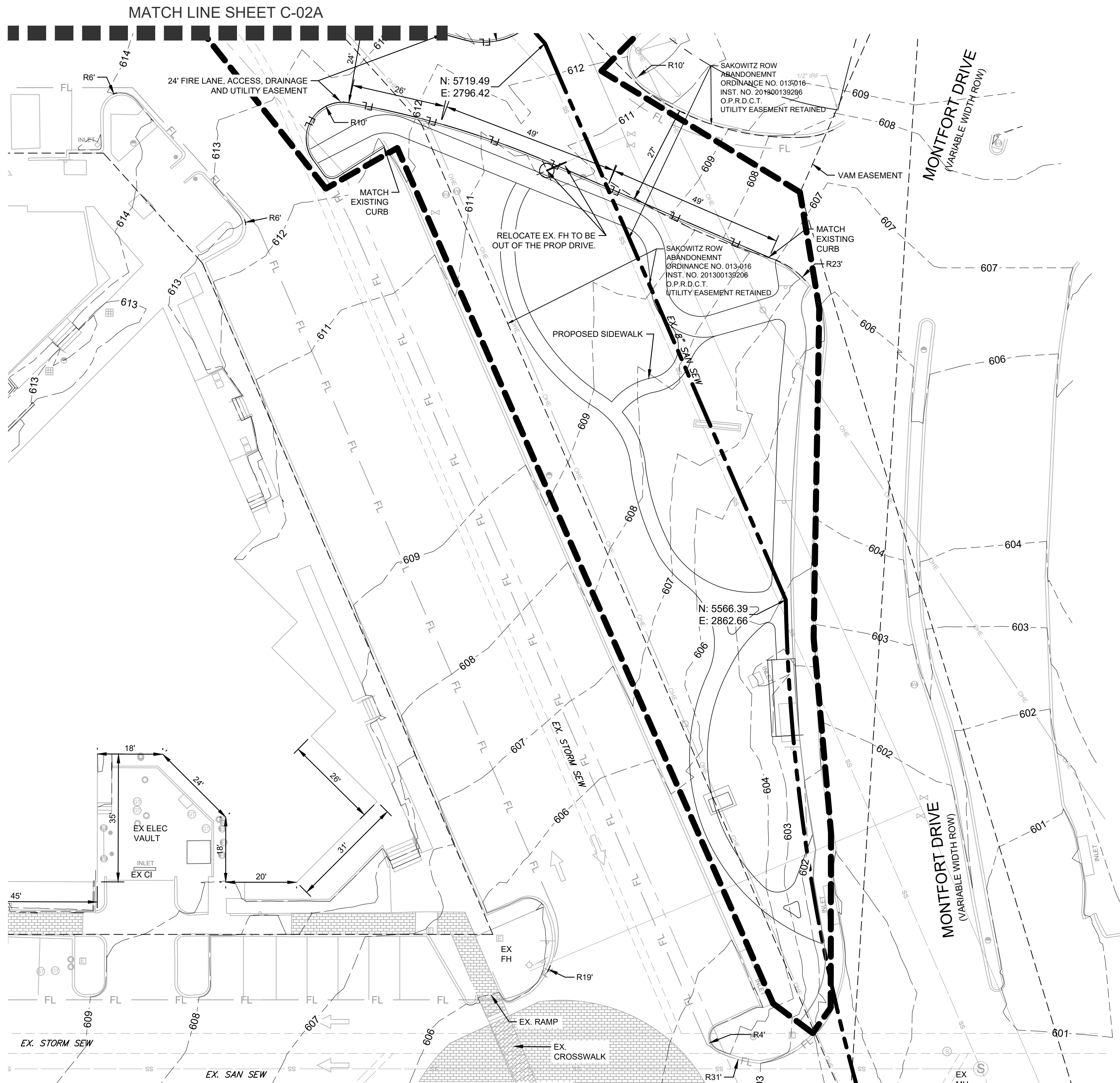
PROPOSED SITE PLAN

Project No. 22111.01
Date 12/02/2022

A-2



PLOTTED BY: RORR, CADD IN 12/09/2022 6:08 PM
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 THE ACCURACY AND RELIABILITY OF THESE AND ANY INFORMATION OF RECORD, OR OTHERWISE, IS NOT GUARANTEED BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
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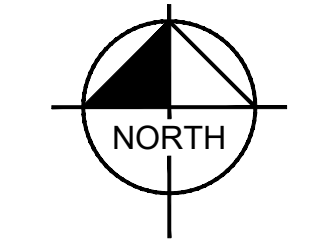


VICINITY MAP
N.T.S.

VILLAGE ON THE PARKWAY
LOT 1R
SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	ORD. NO. 012-002 & 020-08
LOT AREA/ SQ. FT. AND AC	1,376,844 SQ.FT.; 31.608 AC
BUILDING AREA, HEIGHT (gross square footage)	BUILDING 200 19,214 SF, 47' BUILDING 300 18,411 SF, 71.5' GARAGE 217,730 SF RETAIL 18,411 SF BUILDING 400 49,084 SF, 22' BUILDING 500 45,245 SF, 22' BUILDING 600 51,588 SF, 30' BUILDING 700 47,795 SF, 22' BUILDING 800 46,734 SF, 22' BUILDING 900 48,493 SF, 56' BUILDING 1000 55,592 SF, 40'
TOTAL:	599,886 SF
TOTAL GLA:	382,156 SF
TOTAL COVERAGE:	352,185 SF
LOT COVERAGE	28.6%
TOTAL PARKING REQUIRED	1 SPACE/225 SF RETAIL= 1,699 1 SPACE/3 THEATER SEATS = 428 TOTAL = 2,127
TOTAL PARKING PROVIDED*	2,260 SPACES (1,638 SURFACE, 622 GARAGE)
TOTAL ADA REQUIRED	32 SURFACE, 13 GARAGE
TOTAL ADA PROVIDED**	72 SURFACE, 14 GARAGE
OPEN SPACE REQUIRED	275,348 SF (20%)
OPEN SPACE PROVIDED	140,544 SF (10.21%)
IMPERVIOUS SURFACE	832,798 SF (EXCLUDES BLDGS)

*ADA PARKING PROVIDED IN PARKING GARAGE
**ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS



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 AND AGGREGATE SUM OF 500 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.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
△	DOMESTIC	4"	1

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PROPOSED RADI ARE 3' UNLESS NOTED OTHERWISE.
- ALL PROPOSED DRIVE AISLE RADII ARE A MINIMUM OF 20'.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
- HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- PROPOSED FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
- PROPOSED FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ADDISON REQUIREMENTS.

TREE NOTE

REFERENCE LANDSCAPE PLANS FOR PROTECTED TREES.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 481130C189K, effective June 7, 2014 of the Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in Zone X.

LEGEND

FL	PROPOSED MEDIUM DUTY FIRE LANE	⊙	SANITARY SEWER MANHOLE
FL	EXISTING FIRE LANE	⊕	TRANSFORMER PAD
FL	PROPOSED BUILDING	⊖	CURB INLET
---	PROPOSED CONTOUR - MAJOR	⊗	GRATE INLET
---	PROPOSED CONTOUR - MINOR	⊘	JUNCTION BOX OR WYE INLET
---	EXISTING CONTOUR - MAJOR	⊙	HEADWALL
---	EXISTING CONTOUR - MINOR	⊘	TYPICAL
---	BARRIER FREE RAMP (BFR)	SSE	SANITARY SEWER EASEMENT
---	ACCESSIBLE PARKING SYMBOL	WE	WATER EASEMENT
WM	WATER METER (AND VAULT)	DE	DRAINAGE EASEMENT
FH	FIRE HYDRANT	FLE	FIRE LANE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK
---	APPROX. LIMITS OF DISTURBANCE	BFR	BARRIER FREE RAMP
---	PROPERTY LINE	CI	CURB INLET
		GI	GRATE INLET
		WI	WYE INLET
		JB	JUNCTION BOX
		MH	MANHOLE
		EX	EXISTING
		PROP.	PROPOSED

SITE PLAN
VILLAGE ON THE PARKWAY
TOWN PROJECT NO: 1869-Z

Lot 1R, Being 31.608 Acres Out Of The ALLEN BLEDSOE SURVEY Abstract No. 0157 JOSIAH PANCOAST SURVEY Abstract No. 1146 G. W. FISHER SURVEY No. 0482
Town of Addison, Dallas County, Texas
Submitted: December 7, 2022

Owner: Timber Creek Capital, LLC
5100 Belt Line Rd., Ste. 310
Dallas, TX 75254
Phone: 469-713-2300

Architect: GFF
2808 Fairmont St, Ste 300
Dallas, TX 75201
Contact: Scott Kanaga, AIA
Phone: 214-303-1500

Engineer: Kimley-Horn and Associates, Inc.
13455 Noel Road, Ste. 700
Dallas, Texas 75240
Contact: Sarah Scott, P.E.
Phone: 972-770-1300

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

VILLAGE ON THE PARKWAY
LOT 1R
Addison, Texas
Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

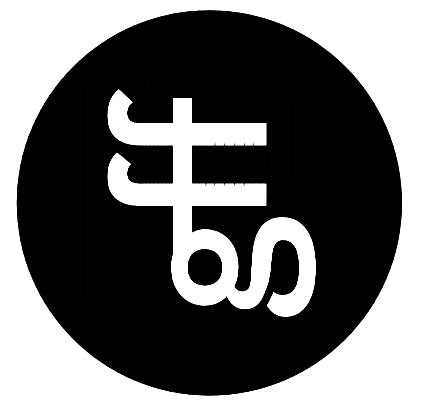
VILLAGE ON THE PARKWAY

No.	Date	Revision

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: SARAH E. SCOTT, P.E.
P.E. No. 113295 Date 12/07/22

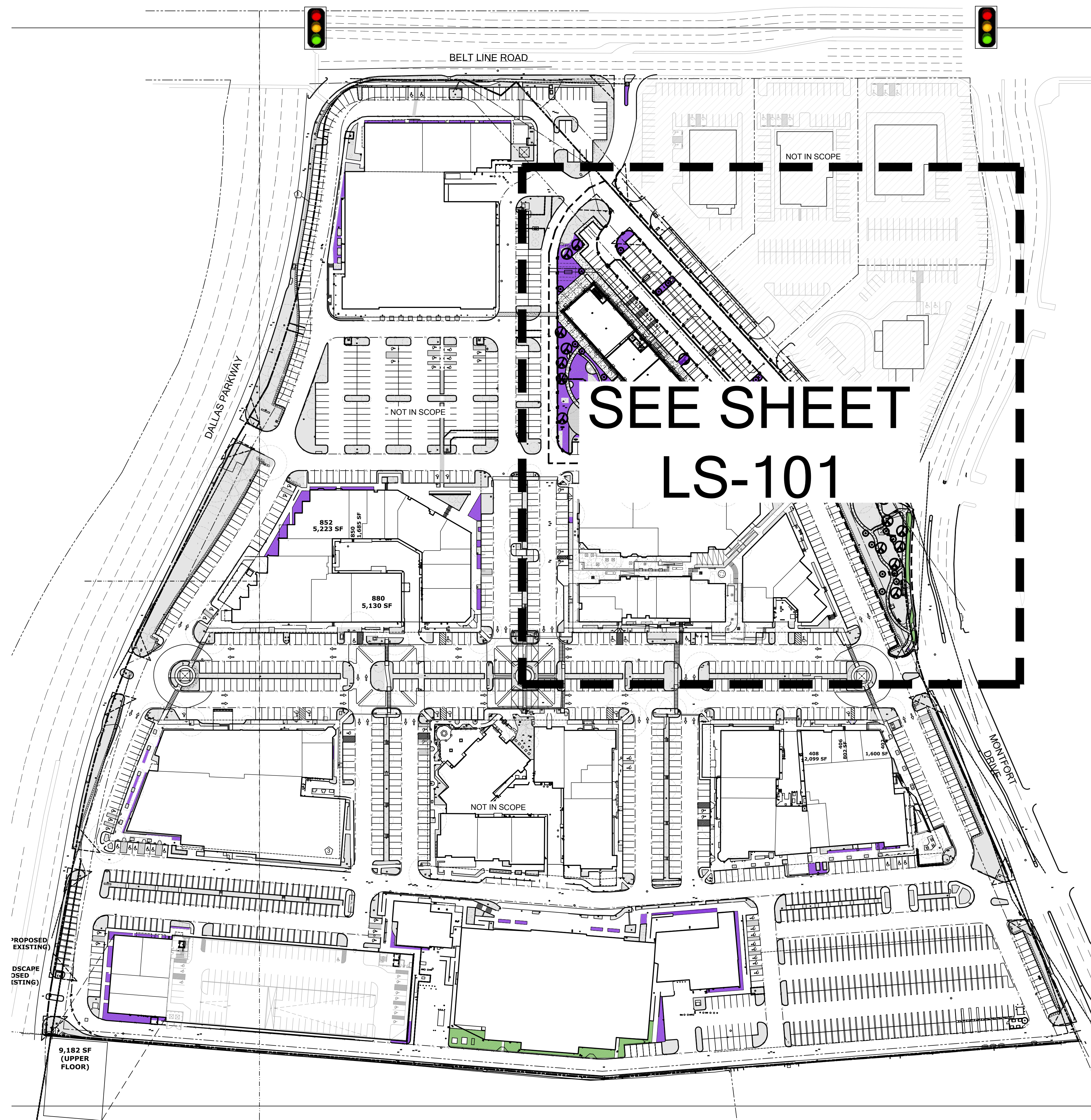
DRIVE SOUTHEAST OF
BLOCK 900 - SITE PLAN

Project No. 22111.01
Date



ARCHITECTS
Dallas | Fort Worth | Austin

Owner / Applicant:
VOP Partners, LLC.
5100 Belt Line Road
Suite 704
Addison, TX 75254
214-334-3560



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL) (LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN) (DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
- EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED) (DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED (SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING TREE TO BE REMOVED (SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING LANDSCAPE SITE AREA (LAWN OR MIXED PLANTING)
- PROPOSED LANDSCAPE SITE AREA (MIXED PLANTING - NATIVE OR ADAPTED SHRUBS OR GROUNDCOVER)
- PROPOSED LANDSCAPE SITE AREA (LAWN - BUFFALO, ZOYSIA, BERMUDA)
- PROPOSED DECOMPOSED GRANITE
- PROPOSED PEDESTRIAN PAVEMENT
- LIMITS OF WORK
- EASEMENT
- PROPERTY LINE

IRRIGATION NOTES

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A CODE COMPLIANT IRRIGATION SYSTEM WILL BE INSTALLED THAT CONFORMS WITH INDUSTRY STANDARDS.

SOIL NOTES

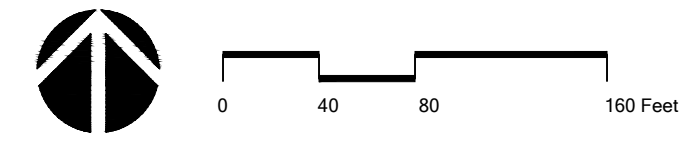
• EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

PLANTING LOCATION NOTES

• PROPOSED TREE LOCATIONS CAN BE ADJUSTED OR EXISTING TREES WITHIN THE LIMITS OF WORK ONLY REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

LANDSCAPE CALCULATIONS

Addison, Texas Village on the Parkway			
	Percent	SQ. FT.	
Total Site Area		1,376,844 (31.6 ACRES)	
Total Landscape Site Area			
Landscape Site Area Required	20%	275,348	
Landscape Site Area Existing	7.85%	108,068	
Landscape Site Area Provided	10.21%	140,544	
Parking Lot Planting Area			
General Planting Area Required	10%	51,616	
General Planting Area Provided	20.63%	106,496	
20'-0" Buffer Requirement			
		LINEAR FT	SQ. FT.
20' Buffer Required		2,165	35,704
20' Buffer Provided		1,238	36,057



Owner / Applicant:
 VOP Partners, LLC.
 5100 Belt Line Road
 Suite 704
 Addison, TX 75254
 214-334-3560

LANDSCAPE ARCHITECTS
 Dallas | Fort Worth | Austin

VILLAGE ON THE PARKWAY
 LOT 1R
 Addison, Texas
 Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

No.	Date	Revision





THIS DOCUMENT IS NOT FOR PERMITTING, OR CONSTRUCTION.
 AER Drawn
 BAS Approved
 ANNA ELIESE RIDGLEY
 TEXAS LIC NO: 3766

LANDSCAPE OVERALL SITE PLAN

Project No. 22111.01
 Date 12.07.2022

Owner / Applicant:
VOP Partners, LLC.
5100 Belt Line Road
Suite 704
Addison, TX 75254
214-334-3560

LANDSCAPE LEGEND

-  EXISTING TREE TO BE PRESERVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
-  EXISTING TREE TO BE REMOVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
-  LIMITS OF WORK
-  PROPERTY LINE

TREE MITIGATION NOTES

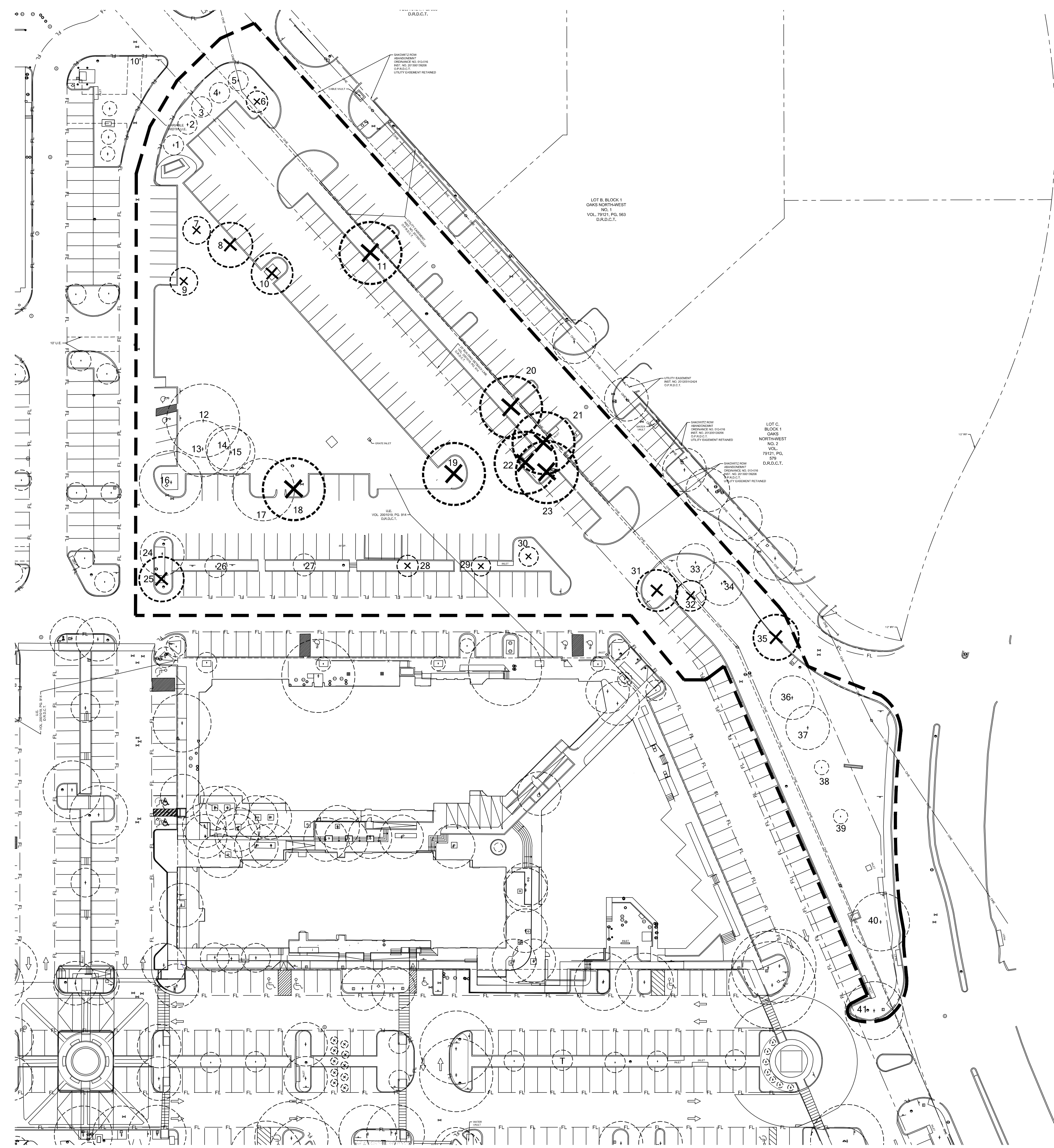
• ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2 1/2" - 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. SEE MITIGATION NOTES FOR QUANTITIES REMOVED AND REPLACED.

TREE PROTECTION AND REMOVAL

Tree #	Species	Condition / Health of Tree	Other Comments	To be Preserved or Removed	Caliper Inches Preserved	Caliper Inches Removed
1	Red Oak	Healthy		Preserved	6	
2	Red Oak	Healthy		Preserved	5	
3	Red Oak	Healthy		Preserved	6	
4	Red Oak	Healthy		Preserved	7	
5	Red Oak	Healthy		Preserved	6	
6	Red Oak	Healthy		Removed		5
7	Live Oak	Some Signs of Stress	Multi-Trunk	Removed		16
8	Live Oak	Some Signs of Stress		Removed		14
9	Live Oak	Some Signs of Stress		Removed		12
10	Oak	Some Signs of Stress	Multi-Trunk	Removed		25
11	Live Oak	Near Overhead Electric		Removed		19
12	Oak	Some Signs of Stress	Multi-Trunk	Preserved	29	
13	Oak	Some Signs of Stress		Preserved	12	
14	Oak	Some Signs of Stress		Preserved	10	
15	Oak	Some Signs of Stress		Preserved	11	
16	Oak	Some Signs of Stress	Multi-Trunk	Preserved	24	
17	Oak	Some Signs of Stress		Preserved	19	
18	Oak	Healthy		Removed		15
19	Oak	Some Signs of Stress	Multi-Trunk	Removed		25
20	Oak	Near Overhead Electric	Multi-Trunk	Removed		29
21	Oak	Near Overhead Electric	Multi-Trunk	Removed		22
22	Oak	Healthy		Removed		14
23	Oak	Healthy		Removed		11
24	Oak	Healthy		Preserved	14	
25	Oak	Healthy		Removed		13
26	Chinese Pistache	Healthy		Preserved	9	
27	Chinese Pistache	Healthy		Preserved	8	
28	Chinese Pistache	Healthy		Removed		7
29	Chinese Pistache	Healthy		Removed		8
30	Chinese Pistache	Healthy		Removed		8
31	Oak	Near Overhead Electric		Removed		24
32	Oak	Near Overhead Electric		Removed		14
33	Oak	Near Overhead Electric		Removed		15
34	Oak	Near Overhead Electric		Removed		13
35	Elm	Healthy		Removed		20
36	Elm	Healthy		Preserved	12	
37	Elm	Healthy	Multi-Trunk	Preserved	15	
38	Yaupon Holly	Healthy		Preserved	6	
39	Yaupon Holly	Healthy		Preserved	6	
40	Live Oak	Near Overhead Electric		Preserved	20	
41	Live Oak	Near Overhead Electric		Preserved	16	
					Preserved 241	Total Removed 329

TREE MITIGATION NOTES

REQUIRED CALIPER INCHES	PROVIDED CALIPER INCHES	QUANTITY OF PROPOSED TREES
329	249	TOTAL CALIPER INCHES
	184	23 SHADE TREES AT 8 INCHES EACH
	65	26 ORNAMENTAL TREES AT 2.5 INCHES EACH
ANY REMAINING INCHES OR OPEN SPACE REQUIREMENTS WILL BE PAID INTO A FUND AS DISCUSSED WITH THE CITY		
80 CALIPER INCHES WILL BE MITIGATED THROUGH A CITY FEE		
249 CALIPER INCHES WILL BE MITIGATED THROUGH PLANTING TREES ON SITE		



LANDSCAPE ARCHITECTS
Dallas | Fort Worth | Austin



VILLAGE ON THE PARKWAY
LOT 1R
Addison, Texas
Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

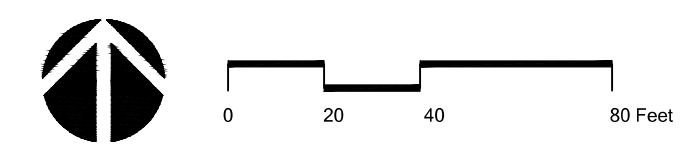
VILLAGE ON THE PARKWAY

No.	Date	Revision

THIS DOCUMENT IS NOT FOR PERMITTING OR CONSTRUCTION.
AER Drawn
BAS Approved
ANNA ELISE RIDGLEY
TEXAS LIC NO: 3766

OFFICE OVER RETAIL TREE SURVEY

Project No. 22111.01
Date 12.02.2022





LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- PROPOSED ORNAMENTAL TREE (2.5" CAL. MIN)
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN))
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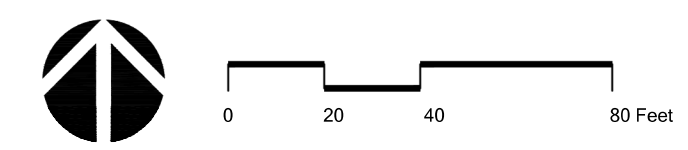
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 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

PLANTING LOCATION NOTES

• PROPOSED TREE LOCATIONS CAN BE ADJUSTED OR EXISTING TREES *WITHIN THE LIMITS OF WORK ONLY* REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

Landscape Ordinance Calculations
Addison, Texas
Village on the Parkway

	Percent	SQ. FT.
Total Site Area		103,095 (2.4 ACRES)
BLOCK 900 LIMITS OF WORK LANDSCAPE SITE AREA		
Landscape Site Area Required	20%	20,619
Landscape Site Area Proposed	18.75%	19,328



Owner / Applicant:
VOP Partners, LLC.
5100 Belt Line Road
Suite 704
Addison, TX 75254
214-334-3560



VILLAGE ON THE PARKWAY
LOT 1R
Addison, Texas
Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

VILLAGE ON THE PARKWAY

No.	Date	Revision



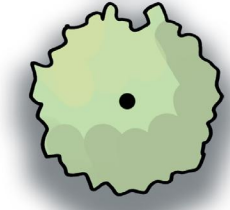
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 AER Drawn
 BAS Approved
 ANNA ELISE RIDGLEY
 TEXAS LIC NO: 3766

OFFICE OVER RETAIL LANDSCAPE PLAN

Project No. 22111.01
Date 12.07.2022

Owner / Applicant:
 VOP Partners, LLC.
 5100 Bell Line Road
 Suite 704
 Addison, TX 75254
 214-334-3560

LEGEND

-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHADE TREE
-  EXISTING SHADE TREE TO REMAIN

- 1. OPEN LAWN AREA
- 2. QUIET SEATING NODES
- 3. MIXED PLANTING
- 4. OUTDOOR EATING AREA
- 5. OUTDOOR GAME AREA
- 6. RESTAURANT PATIO



TRIANGLE DESIGN

LANDSCAPE ARCHITECTS
 Dallas | Fort Worth | Austin



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 TEXAS LIC NO. 3766

TRIANGLE PARK RENDERINGS

Project No. 22111.01
 Date 12.07.2022

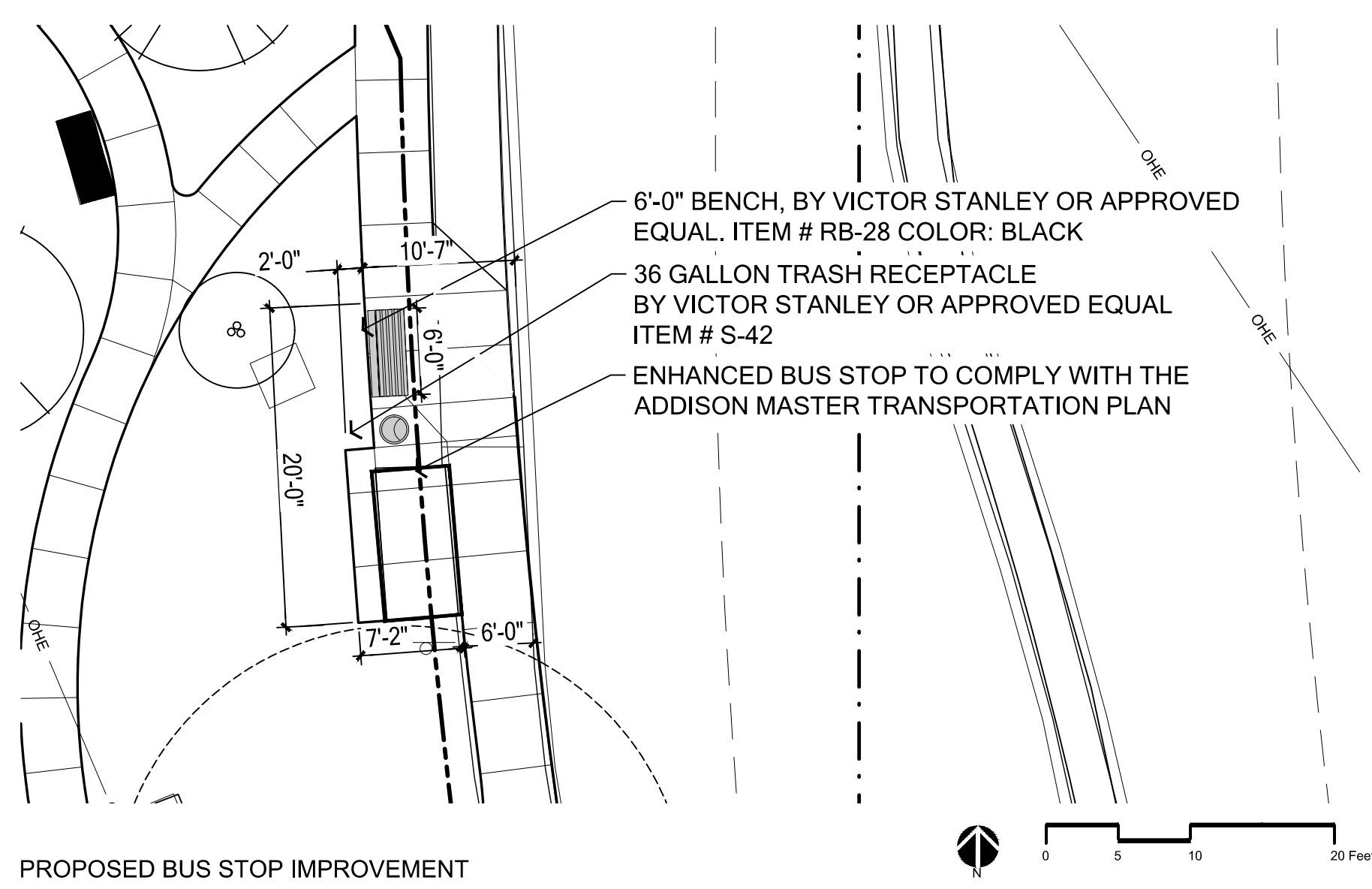
Owner / Applicant:
 VOP Partners, LLC.
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PROPOSED BUS STOP IMPROVEMENT RENDERING

PROPOSED SIDEWALK

PROPOSED BENCH FOR SEATING NODES
 6'-0" BENCH BY VICTOR STANLEY OR
 APPROVED EQUAL. ITEM # S-24
 COLOR: BLACK



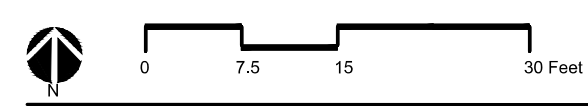
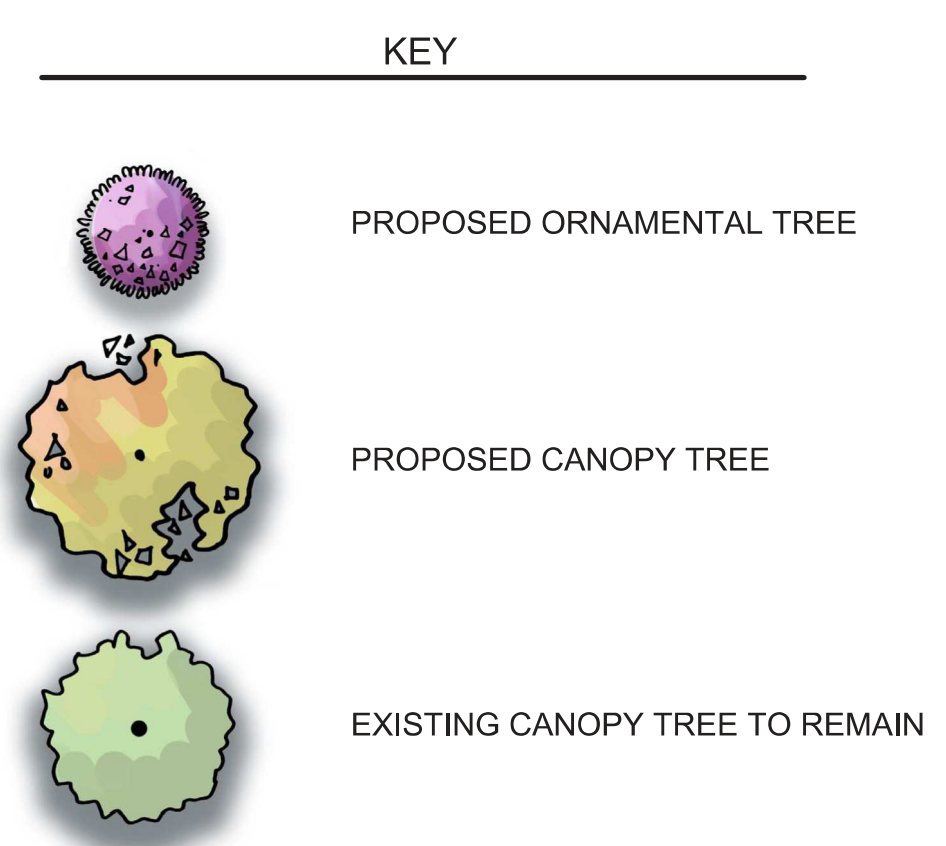
PROPOSED BUS STOP IMPROVEMENT

URBAN OASIS WITH SEATING AND SHADE

PROPOSED BUS STOP IMPROVEMENT

MONTFORT

740



PROPOSED LINEAR PARK

VILLAGE ON THE PARKWAY

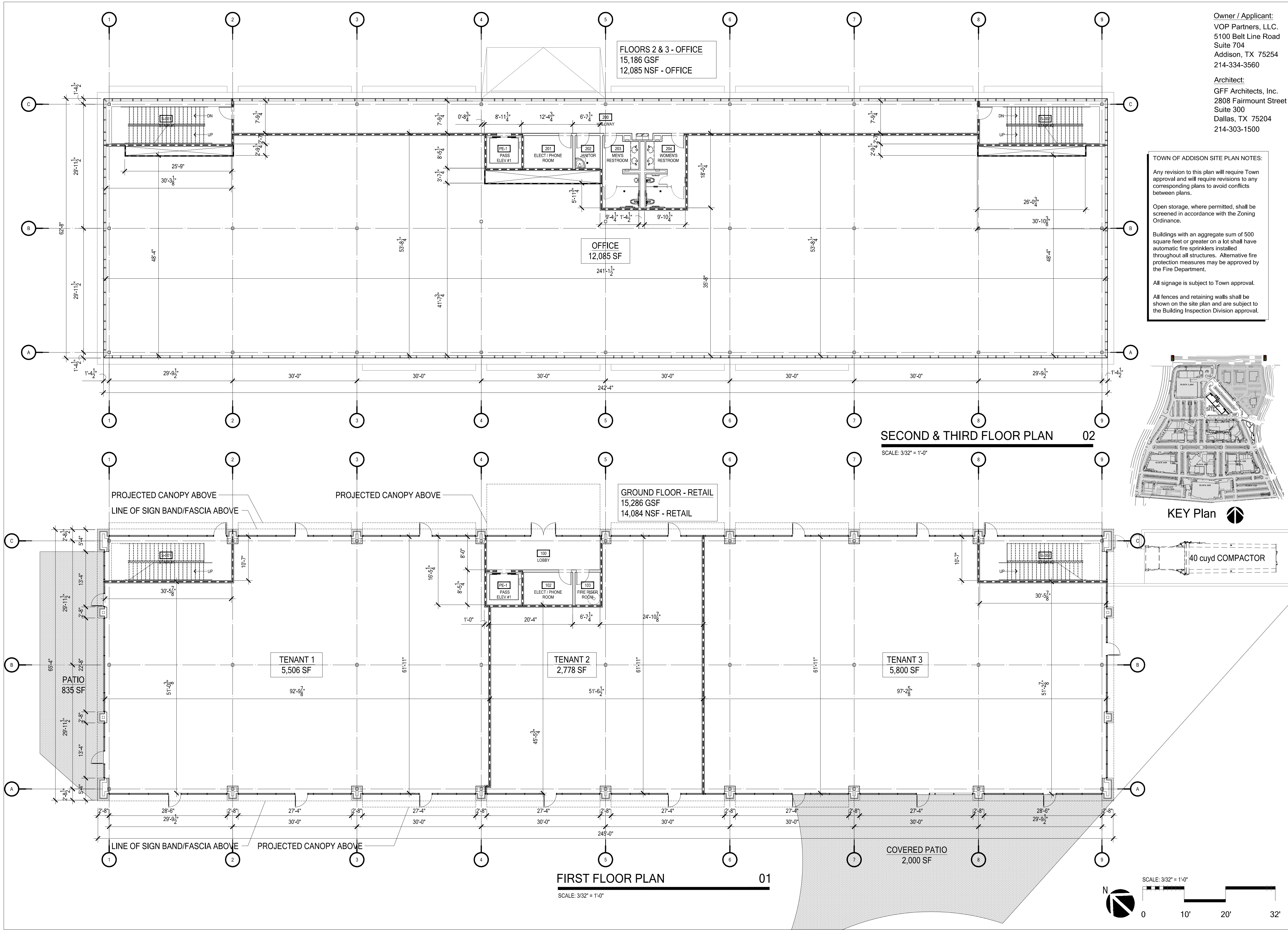
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MONTFORT RENDERINGS

Project No. 22111.01
 Date 12.02.2022



Owner / Applicant:
 VOP Partners, LLC.
 5100 Belt Line Road
 Suite 704
 Addison, TX 75254
 214-334-3560

Architect:
 GFF Architects, Inc.
 2808 Fairmount Street
 Suite 300
 Dallas, TX 75204
 214-303-1500

TOWN OF ADDISON SITE PLAN NOTES:

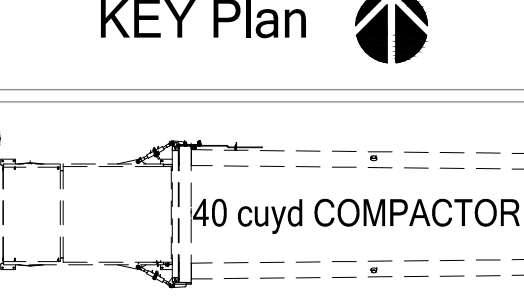
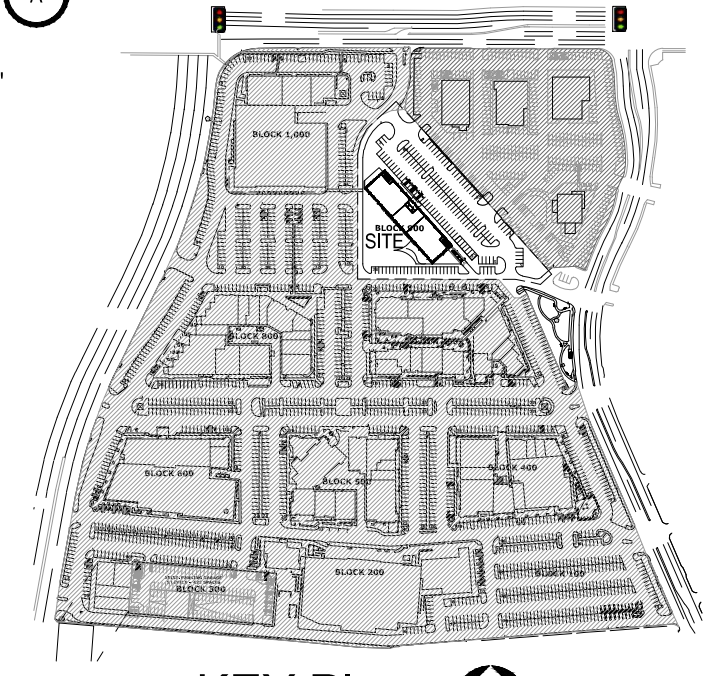
Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.

Buildings with an aggregate sum of 500 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 the Building Inspection Division approval.



ARCHITECTS
 Dallas | Fort Worth | Austin



VILLAGE ON THE PARKWAY
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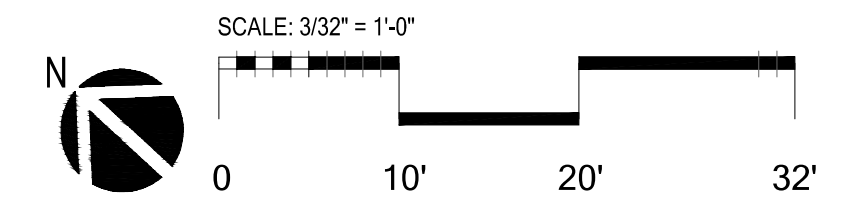
SAK
 Drawn

SAK
 Approved

12.02.2022

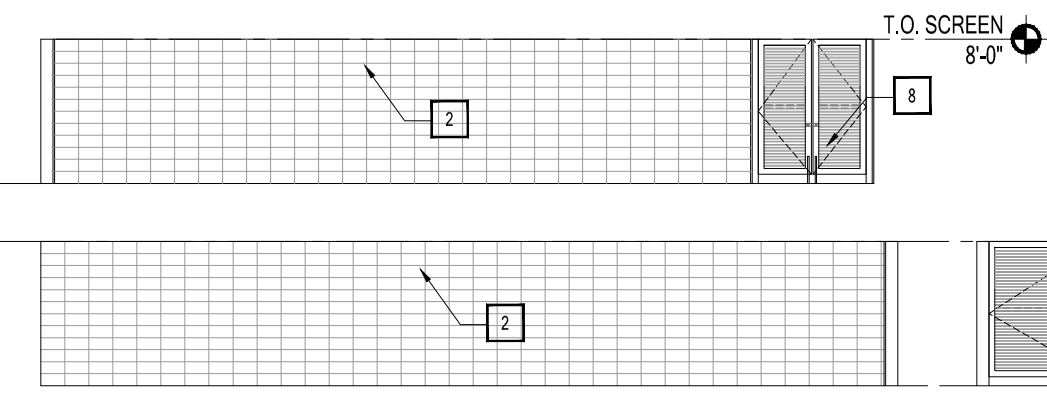
OFFICE/RETAIL FLOOR PLANS

Project No. 22111.01
 Date 12.02.2022



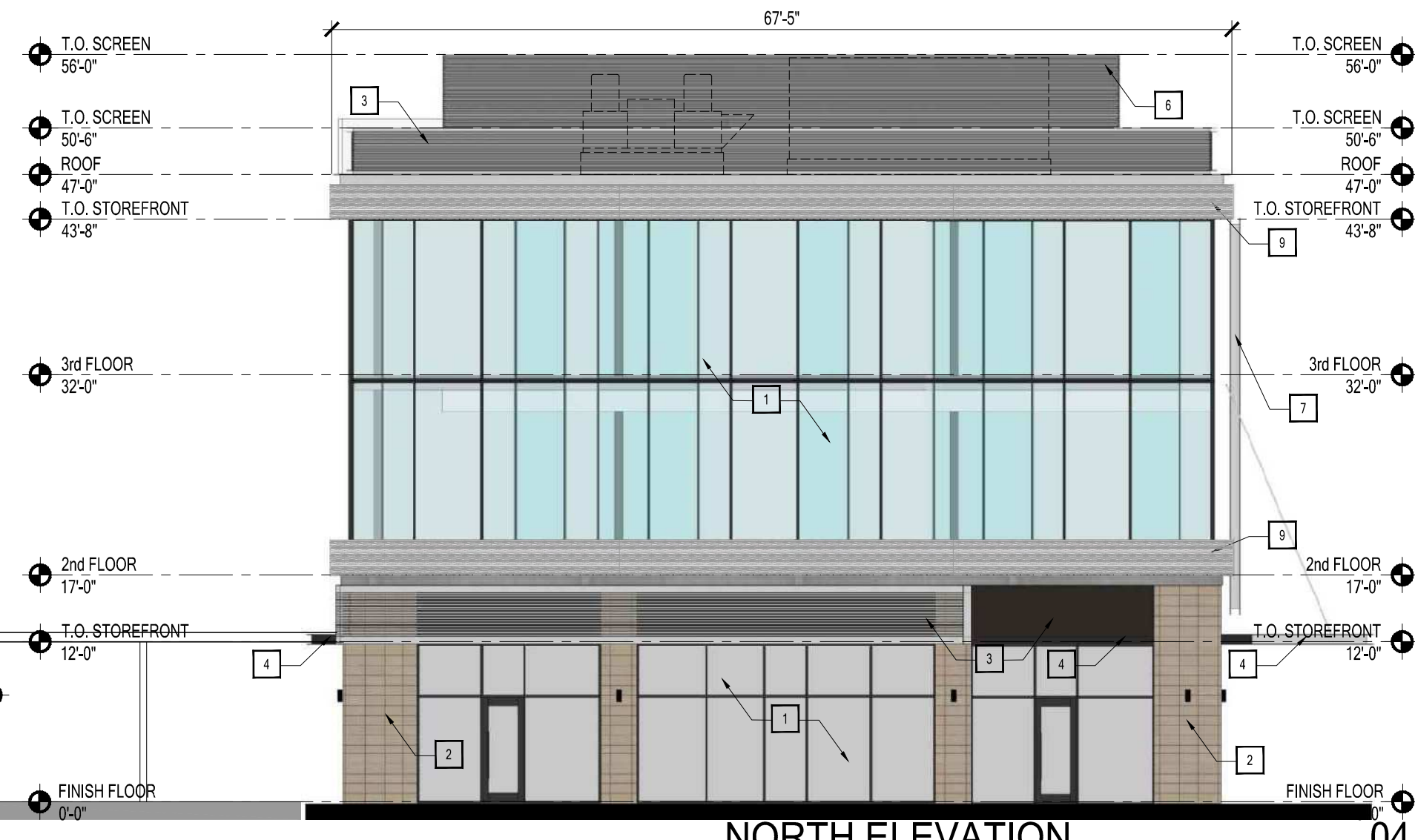
EXTERIOR MATERIAL CALCULATIONS (OFFICE OVER RETAIL)				
MATERIAL	WEST	EAST	SOUTH	NORTH
TOTAL FACADE AREA / ELEVATION	13,512 sf	13,495 sf	3,588 sf	3,588 sf
BURNISHED BLOCK	390 sf 2.9%	390 sf 2.9%	270 sf 7.5%	270 sf 7.5%
ACR PANEL	122 sf 0.9%	0 sf 0%	0 sf 0%	122 sf 3.4%
CEMENT PLASTER STUCCO	1,475 sf 11.0%	1,475 sf 11.0%	402 sf 11.2%	402 sf 11.2%
STOREFRONT	8,516 sf 63.0%	8,516 sf 63.1%	2,143 sf 59.9%	2,143 sf 59.7%
PERFORATED / CORRUGATED METAL	3,099 sf 22.3%	3,114 sf 23.0%	784 sf 21.4%	651 sf 18.2%

TOWN OF ADDISON BUILDING DEPARTMENT
 Project shall comply with the 2018 IBC including Chapter 17, 2017 NEC, 2012 TAS and associated codes and ordinances of the Town of Addison.



DUMPSTER ELEVATIONS 05

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



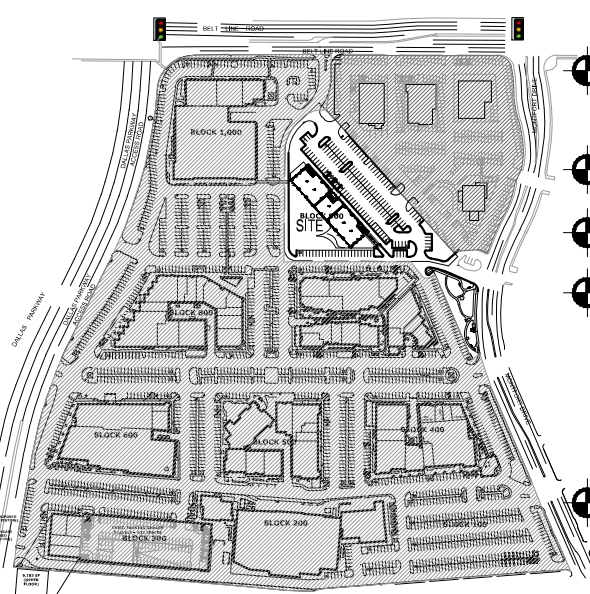
NORTH ELEVATION 04

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



SOUTH ELEVATION 03

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



KEY Plan

FACADE PLAN NOTES:

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All 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.

EXTERIOR MATERIAL LEGEND

- KAWNEER STOREFRONT SYSTEM WITH 1" INSULATED GLASS (LOW-E) - BLACK ANODIZED ALUMINUM FINISH
- BURNISHED BLOCK - FEATHERITE - SANDSTONE - STACKED BOND PATTERN
- CENTRIA PRE-FINISHED ALUMINUM LOUVER SYSTEM AND TRIM - CLEAR ANODIZED OR BLACK ANODIZED FINISH
- ARCH-FAB PRE-FINISHED ALUMINUM CANOPIES - BLACK ANODIZED FINISH
- METAL PANEL SYSTEM - REYNOBOND SMOOTH-FACED RAINSCREEN SYSTEM - COLOR: WHITE
- CENTRIA PERFORATED CORRUGATED ROOF SCREEN (75% OPACITY) - COLOR: WHITE
- PRE-FINISHED ALUMINUM SUN SCREEN - FINISH: WHITE
- STEEL GATES AND FRAMES - PAINT TO MATCH STOREFRONT FINISH
- 3-PART CEMENT STUCCO SYSTEM - BOARD FORMED CONCRETE FINISH



EAST ELEVATION 02

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



WEST ELEVATION 01

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



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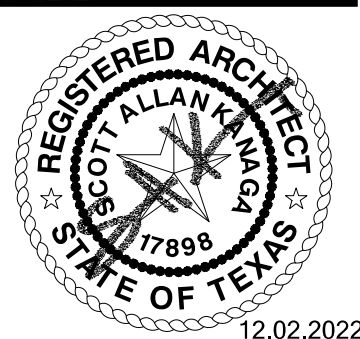
VILLAGE ON THE PARKWAY

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VILLAGE ON THE PARKWAY

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OFFICE/RETAIL ELEVATIONS

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